

IN THE MATTER OF
THE APPLICATION OF
MT. WILSON PARTNERSHIP, LLP
FOR A ZONING RECLASSIFICATION
ON PROPERTY LOCATED ON THE
SOUTHWEST SIDE REISTERSTOWN
ROAD, 193' +/- SOUTHEAST FROM
CENTERLINE MT. WILSON ROAD
(#1856 REISTERSTOWN ROAD)
3RD ELECTION DISTRICT
2ND COUNCILMANIC DISTRICT

* BEFORE
* COUNTY BOARD OF APPEALS
* OF
* BALTIMORE COUNTY
* CASE NO. R-97-465 /AMENDED
* Cycle I, 1997
*

* * * * *

ORDER OF DISMISSAL

Petition for Reclassification filed by Mt. Wilson Office Park Ltd. Partnership and Mt. Wilson Partnership for a zoning reclassification for the property known as 1865 Reisterstown Road, located on the southwest side Reisterstown Road, 193' +/- southeast from the centerline of Mt. Wilson Road in the Third Election District of Baltimore County;

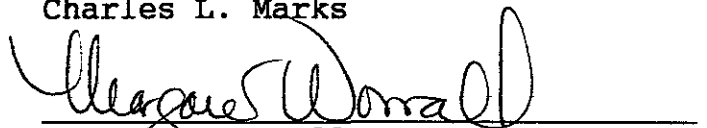
WHEREAS, the Board of Appeals is in receipt of a letter of withdrawal of the Amended Petition filed January 11, 1999 (a copy of which is attached hereto and made a part hereof) from Julius W. Lichter, Esquire, Counsel for Mt. Wilson Partnership, LLP, Petitioner; and

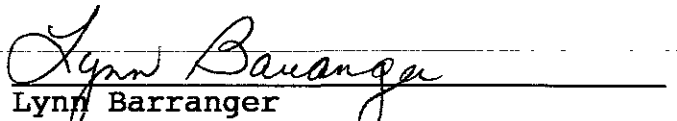
WHEREAS, Counsel for said Petitioner requests that the Amended Petition for Reclassification filed herein be withdrawn, without prejudice, as of the above date,

IT IS HEREBY ORDERED this 15th day of January, 1999, by the County Board of Appeals of Baltimore County that said Petition be and the same is hereby **WITHDRAWN AND DISMISSED**, without prejudice.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY


Charles L. Marks


Margaret Worrall


Lynn Barranger

MICROFILMED



County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
410-887-3180

January 15, 1999

Julius W. Lichter, Esquire
LAW OFFICES OF PETER G. ANGELOS
Court Towers, Suite 515
210 W. Pennsylvania Avenue
Towson, MD 21204

Re: Case No. R-97-465 /Amended
Mt. Wilson Partnership LLP -Petitioner

Dear Mr. Lichter:

Enclosed please find a copy of the Order of Dismissal issued this date by the County Board of Appeals of Baltimore County in the subject matter.

This case has been removed from the Board's docket and the file scheduled to be closed.

Sincerely,

Kathleen C. Bianco
Kathleen C. Bianco
Administrator

encl.

c: Mt Wilson Partnership, LLP
Thomas J. Hoff, Inc. /Landscape Architect
Roger Peterson
Bonnie Buikema
Sharon Rice
Mr. James Earl Kraft
People's Counsel for Baltimore County
Pat Keller, Director /Planning
Jeffrey Long /Planning
Lawrence E. Schmidt
Arnold Jablon, Director /PDM
Virginia W. Barnhart, County Attorney

MICROFILMED



LAW OFFICES
PETER G. ANGELOS
A PROFESSIONAL CORPORATION
COURT TOWERS, SUITE 300
210 W PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204
410-825-7300 FAX # 410-296-2541

JULIUS W. LICHTER

OTHER OFFICES
NEW YORK, NEW YORK
PHILADELPHIA, PENNSYLVANIA
HARRISBURG, PENNSYLVANIA
PITTSBURGH, PENNSYLVANIA
BETHLEHEM, PENNSYLVANIA
WILMINGTON, DELAWARE
KNOXVILLE, TENNESSEE

January 11, 1999

VIA FACSIMILE (410-887-3182)
AND FIRST CLASS MAIL
Baltimore County Board of Appeals
400 Washington Avenue, Room 49
Towson, Maryland 21204

Attention: Kathleen C. Bianco

Re: Amended Petition for Reclassification
1856 Reisterstown Road
Second Councilmanic District

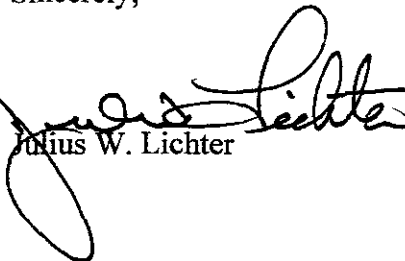
Dear Ms. Bianco:

Confirming my phone conversation with Charlotte Radcliffe this morning, I advise the Board that my client, Mt. Wilson Partnership, LLP, has authorized the withdrawal, without prejudice, of their Amended Petition for Reclassification of the property known as 1856 Reisterstown Road.

I have notified all petitioner's witnesses, and People's Counsel that the hearing scheduled for Tuesday, January 12, 1999 has been canceled.

Many thanks for your cooperation.

Sincerely,


Julius W. Lichter

JWL/bsw

cc: People's Counsel (via facsimile)
Mt. Wilson Partnership, LLP (via facsimile)

MICROFILMED

ONE CHARLES CENTER
100 N CHARLES STREET
BALTIMORE, MD 21201-3812
410-649-2000
(800) 252-9622
FAX 410-659-2101, 81, 82

UNION PARK CENTER
5905 HARFORD ROAD
BALTIMORE, MD 21214-1846
410-426-3200
(800) 492-3240
FAX 410-426-1269

STEELWORKERS HALL
540 DUNDALK AVENUE
BALTIMORE, MD 21224-2997
410-633-8100
FAX 410-633-0480

CENTERPARK II
SUITE 315
4061 POWDER MILL ROAD
BELTSVILLE, MD 20705-3149
(800) 537-8261
FAX 301-937-5738

63 HENDERSON AVENUE
CUMBERLAND, MD 21502-2452
301-759-2700
FAX 301-759-2703

201 S CLEVELAND AVENUE
HAGERSTOWN, MD 21740-5745
301-739-4000
FAX 301-739-3849

RE: PETITION FOR ZONING
RECLASSIFICATION

1856 Reisterstown Road, SW/S Reisterstown
Rd., 193' ± SE from c/l Mt. Wilson Ln.
3rd Election District, 3rd Councilmanic
District

Mt. Wilson Office Park L.P. and
Mt. Wilson Partnership
Petitioners

BEFORE THE

COUNTY BOARD OF

APPEALS OF

BALTIMORE COUNTY

Case No. R-97-465

ORDER

This matter comes before this Board on a Motion for Postponement filed by Julius W. Lichter, Esquire, on behalf of Mt. Wilson Partnership, Petitioner.

The Board convened for hearing as scheduled on the above-referenced matter at 10:00 a.m. on September 24, 1997. Julius W. Lichter, Esquire appeared on behalf of Petitioner, Mt. Wilson Partnership. Mr. Lichter amended the Motion for Postponement to request a postponement of 120 days instead of the 90 days requested in the Motion on the grounds stated in the Motion and on the grounds stated in the record of the hearing.

Mt. Wilson Office Park, L.P., Petitioner, through its Counsel, Jesse D. Delanoy, Esquire, consented to and joined in the Motion for Postponement by Consent to Motion for Postponement dated September 5, 1997.

Peter M. Zimmerman, Esquire, People's Counsel, and Carole S. Demilio, Esquire, also appeared at the hearing and offered no opposition to the Motion as amended. Two members of the community appeared at the hearing and offered no opposition to the requested postponement.

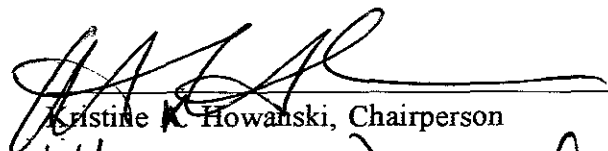
Upon consideration of the Petitioner's Motion to Dismiss, as amended, and there being no opposition, it is this 15th day of October, 1997, by the County Board of Appeals

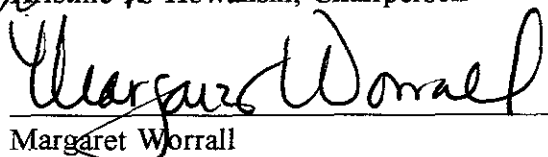
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of Baltimore County,

ORDERED that the Motion for Postponement filed by Julius W. Lichter, Esquire, on behalf of Mt. Wilson Partnership, as amended on hearing before this Board, be and is hereby GRANTED; and that a hearing on this matter be scheduled no sooner than 120 days from the date of this Order.

COUNTY BOARD OF APPEALS OF
BALTIMORE COUNTY


Kristine K. Howanski, Chairperson


Margaret Worrall


Charles L. Marks

MICROFILMED



County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
410-887-3180

October 15, 1997


Julius W. Lichter, Esquire
LEVIN & GANN, P.A.
305 W. Chesapeake Avenue
Towson, MD 21204

RE: Case No. R-97-465
Mt. Wilson Office Park L.P. and
Mt. Wilson Partnership - Petitioners

Dear Mr. Lichter:

Enclosed please find a copy of the Order issued this
date in which the County Board of Appeals granted the requested
postponement in the subject matter.

Very truly yours,


Charlotte Radcliffe
Legal Secretary

Enclosure

cc: Theodore A. Offit, Esquire
Jae Kim, General Partner
Mt. Wilson Office Park Ltd. Partnership
Howard Brown, General Partner
Mt. Wilson Partnership
Thomas J. Hoff, Inc.
Roger Peterson
Bonnie Buikema
James Earl Kraft
People's Counsel for Baltimore County
Pat Keller /Planning Director
Jeffrey Long /Planning
Lawrence E. Schmidt /Zoning Commissioner
Arnold Jablon, Director /PDM
Virginia W. Barnhart, County Attorney

MICROFILMED



BALTIMORE OFFICE
MERCANTILE BANK & TRUST BUILDING
2 HOPKINS PLAZA
9TH FLOOR
BALTIMORE, MARYLAND 21201
410-539-3700
TELECOPIER 410-625-9050

LAW OFFICES
LEVIN & GANN
A PROFESSIONAL ASSOCIATION
305 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
410-321-0600
TELECOPIER 410-296-2801

ELLIS LEVIN (1893-1960)

JULIUS W LICHTER

October 8, 1997

Hand Delivered

Kristine A. Howanski, Chairperson
County Board of Appeals of
Baltimore County
Old Courthouse
400 Washington Avenue
Towson, Maryland 21204

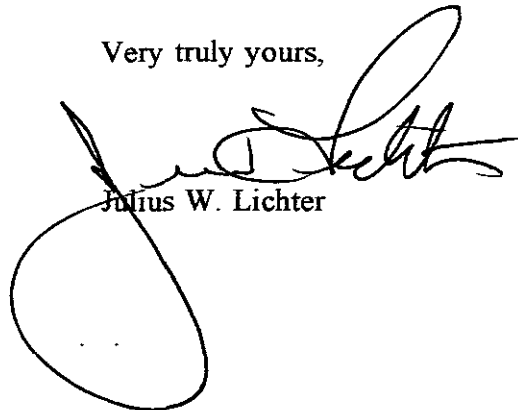
RE: Mt. Wilson Partnership
Petition for Reclassification
Reisterstown Road and Mt. Wilson Lane
Case No. R-97-465
Request for Postponement

Dear Ms. Howanski:

Enclosed per your request at the hearing on the above-referenced matter is a proposed Order to postpone the hearing on the merits of this case for 120 days

Thank you and the other Board members for your consideration in this matter. If I may provide additional assistance, please do not hesitate to contact me.

Very truly yours,



Julius W. Lichter

97 OCT -8 AM 9:31
RECEIVED
COUNTY BOARD OF APPEALS

MICROFILMED

RE: PETITION FOR ZONING
RECLASSIFICATION
1856 Reisterstown Road
SW/S Reisterstown Rd.
193'± SE from
c/l Mt. Wilson Lane
3rd Election District
3rd Councilmanic

MT. WILSON OFFICE PARK L.P.
and
MT WILSON PARTNERSHIP

Petitioners

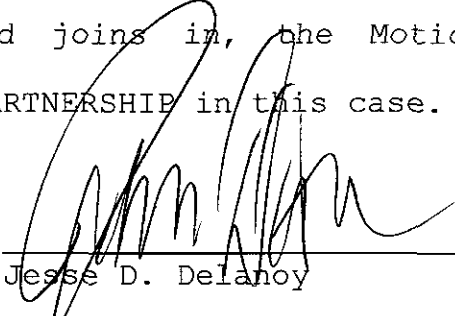
* BEFORE THE COUNTY
* BOARD OF APPEALS OF
* BALTIMORE COUNTY
*

* CASE NO. R-97-465
*
*

* * * * *

CONSENT TO MOTION FOR POSTPONEMENT

MT. WILSON OFFICE PARK L.P., by and through its undersigned
counsel, hereby consents to, and joins in, the Motion for
Postponement filed by MT. WILSON PARTNERSHIP in this case.



Jesse D. Delaney

Offit & Kurman, P.A.
8 Park Center Court
Suite 200
Owings Mills, Maryland 21117

(410) 356-0600

Attorneys for Mt. Wilson Office
Park, L.P.

MICROFILMED

CERTIFICATE OF SERVICE

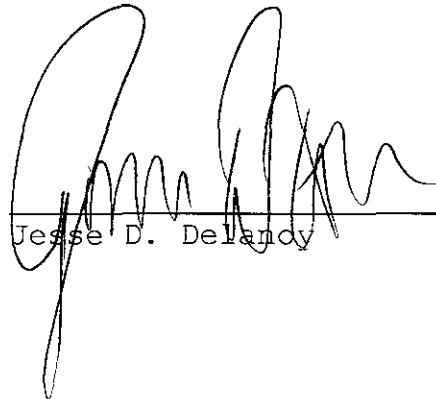
I HEREBY CERTIFY, that on this 5th day of September, 1997, a copy of the foregoing Consent to Motion for Postponement was mailed by first class United States Mail, postage prepaid, to each of the following:

Julius W. Lichter, Esquire
Levin & Gann, P.A.
305 W. Chesapeake Avenue
Suite 113
Towson, Maryland 21204

Attorneys for Mt. Wilson Partnership

and

Peter M. Zimmerman, Esquire
People's Counsel
400 Washington Avenue
Towson, Maryland 21204



Jesse D. Delancy

MICROFILMED

OFFIT & KURMAN, P.A.

ATTORNEYS AT LAW

September 5, 1997

Kristine A. Howanski
Chairwoman
County Board of Appeals
of Baltimore County
400 Washington Avenue
Towson, Maryland 21204

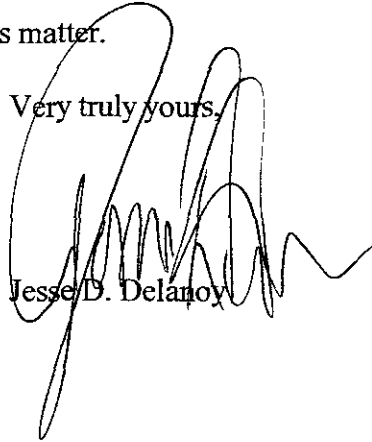
Re: Motion for Postponement; Mt. Wilson Partnership; Petition For Reclassification;
Case No. R-97-465

Dear Ms. Howanski:

Enclosed for filing in the above-captioned case, please find a Consent to Motion for Postponement on behalf of Mt. Wilson Office Park L.P., Co-Petitioner for Reclassification.

Thank you for your kind assistance in this matter.

Very truly yours,


Jesse D. Delaney

JDD/hos
Enclosure
cc: Mr. Jae Kim
Julius W. Lichter, Esq.
Peter M. Zimmerman, Esq.

corrjdd\090597\krho

8 PARK CENTER COURT
SUITE 200
OWINGS MILLS, MARYLAND 21117
(410) 356-0600
FAX (410) 356-0602

MICROFILMED

RE: PETITION FOR ZONING
RECLASSIFICATION

1856 Reisterstown Road, SW/S Reisterstown
Rd., 193' ± SE from c/l Mt. Wilson Ln.
3rd Election District, 3rd Councilmanic

* BEFORE THE COUNTY
* BOARD OF APPEALS OF
* BALTIMORE COUNTY

Mt. Wilson Office Park L.P. and
Mt. Wilson Partnership
Petitioners

*
* Case No. R-97-465

* * * * *

MOTION FOR POSTPONEMENT

Mt. Wilson Partnership ("Mt. Wilson"), by and through its undersigned counsel, hereby moves that the County Board of Appeals of Baltimore County, in accordance with Board Rule 2.b, postpone the scheduled hearing on the above-captioned case for a date not less than ninety (90) days after the scheduled hearing date of September 24, 1997, and in support thereof states:

1. On February 28, 1997, Mt. Wilson and Mt. Wilson Office Park Limited Partnership (referred to collectively as "Petitioners") submitted a Petition for Reclassification and undocumented plan with Baltimore County's Department of Permits and Development Management with a cover letter which expressed Mt. Wilson's intent to amend the undocumented Plan to Accompany the Petition for Reclassification. For the convenience of the Board, a copy of the cover letter is attached hereto and incorporated herein as Exhibit A.

2. Since filing the Petition for Reclassification and undocumented Plan, the Petitioners have made diligent and good faith efforts to prepare the plans necessary to amend the Petition for Reclassification to conform with the requirements for a documented plan.

3. Despite the Petitioners' efforts to prepare the plans necessary to amend the Petition for Reclassification, the plans are not yet complete and available and will not be available before the scheduled hearing on September 24, 1997.

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4. Unless the requested postponement is granted by this Board, the Petitioners' case will be jeopardized.

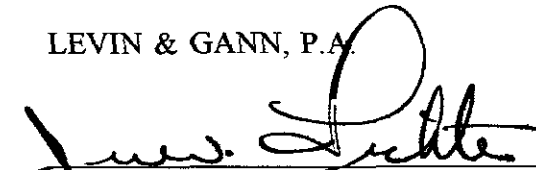
5. The Petitioners are the only parties that may be harmed by the requested delay in this Board's consideration of the Petition for Reclassification.

WHEREFORE, Mt. Wilson respectfully requests that this Board:

A. Postpone the hearing on the above-captioned case for a date not less than ninety (90) days after the scheduled hearing date to allow the Petitioner sufficient time to complete the submission of a Documented Plan; and

B. Grant such further relief as the nature of the Petitioners' case may require.

LEVIN & GANN, P.A.



Julius W. Lichter

LEVIN & GANN, P.A.

305 West Chesapeake Avenue

Suite 113

Towson, Maryland 21204

(410) 321-0600

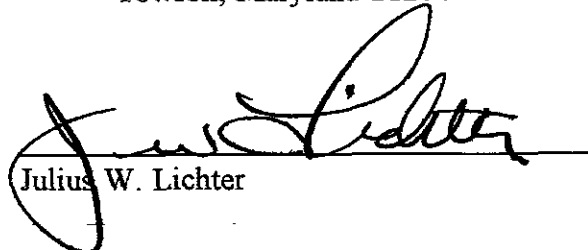
Attorneys for Mt. Wilson Partnership

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 7th day of September, 1997, a copy of the foregoing Motion for Postponement was mailed via First-Class, United States Mail to the following:

Theodore A. Offit, Esquire
8 Park Center Court
Suite 200
Owings Mills, Maryland 21117

Peter M. Zimmerman, Esquire
People's Counsel
400 Washington Avenue
Towson, Maryland 21204



Julius W. Lichter

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BALTIMORE OFFICE
MERCANTILE BANK & TRUST BUILDING
2 HOPKINS PLAZA
9TH FLOOR
BALTIMORE, MARYLAND 21201
410-539-3700
TELECOPIER 410-625-9050

LAW OFFICES
LEVIN & GANN
A PROFESSIONAL ASSOCIATION
305 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
410-321-0600
TELECOPIER 410-296-2801

ELLIS LEVIN (1893-1960)

JULIUS W. LICHTER

September 4, 1997

Hand Delivered

Kristine A. Howanski,
Chairwoman
County Board of Appeals of
Baltimore County
400 Washington Avenue
Towson, Maryland 21204

RE: Motion for Postponement
Mt. Wilson Partnership
Petition for Reclassification
Case No. R-97-465

Dear Ms. Howanski:

Enclosed herewith please find a Motion for Postponement in the above-referenced case on behalf of Mt. Wilson Partnership.

Thank you for your consideration of this matter.

Very truly yours,


Julius W. Lichter

JWL/rdp

Enclosure

97 SEP -4 PM 2:25
RECEIVED
COUNTY BOARD OF APPEALS

MICROFILMED

RE: PETITION FOR ZONING RECLASSIFICATION *
1856 Reisterstown Road, SW/S Reisterstown
Rd, 193' +/- SE from c/l Mt. Wilson Ln *
3rd Election District, 3rd Councilmanic *
Mt. Wilson Office Park L.P. *
Petitioner *

BEFORE THE COUNTY
BOARD OF APPEALS OF
BALTIMORE COUNTY
Case No. R-97-465

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 18th day of August, 1997, a copy of the foregoing Entry of Appearance was mailed to Theodore A. Offit, Esq., 8 Park Center Court, Suite 200, Owings Mills, MD 21117 and to Julius W. Lichter, Esq., 305 W. Chesapeake Avenue, Suite 113, Towson, MD 21204, attorneys for Petitioner.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

RECEIVED
COUNTY BOARD OF APPEALS

97 AUG 19 PM 1:41

MICROFILMED



Petition for Reclassification

to the Board of Appeals of Baltimore County

for the Property at 1856 REISTERSTOWN ROAD

This Petition shall be filed with the **Department of Permits & Development Management**

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be reclassified, pursuant to the Zoning Law

of Baltimore County, from an RO zone to an BL or BLR zone, for the reasons given in the attached and (2) for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for:

and (3) for the reasons given in the attached statement a variance from the following sections of the Zoning Regulations of Baltimore County:

Property is to be posted and advertised as prescribed by Zoning Regulations.

1, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City State Zip Code

Attorney for Petitioner:

Theodore A. Offit, Esquire

(Type or Print Name)

Signature

8 Park Center Court

Suite 200 (410) 356-0600 Phone No.

Address Owings Mills, Maryland 21117

City State Zip Code

Julius W. Lichter, Esquire

305 West Chesapeake Avenue

Suite 113

Towson, Maryland 21204

(410) 321-0600

Legal Owner(s):

Mt. Wilson Office Park Limited Partnership

(Type or Print Name)

Signature BY: Jae Kim, General Partner

Mt. Wilson Partnership, a MD General Partnership

(Type or Print Name)

Signature BY: Howard Brown, General Partner

9183 Reisterstown Road (410) 363-3434

Address Phone No.

Owings Mills, Maryland 21117

City State Zip Code

Name, address and phone number of legal owner, contract purchaser or representative to be contacted.

Julius W. Lichter, Esquire

Name

305 West Chesapeake Ave. (410) 321-0600

Address Towson, MD 21204 Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing the following dates

Next TWO Months

ALL OTHER

REVIEWED BY: DATE

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R-97-465

POINTS OF ERROR AND CHANGE

**CONCERNING PROPERTY OF MT. WILSON OFFICE PARK LIMITED PARTNERSHIP AND
MT. WILSON PARTNERSHIP, A MARYLAND GENERAL PARTNERSHIP**

1856 REISTERSTOWN ROAD

**THIRD ELECTION DISTRICT
SECOND COUNCILMANIC DISTRICT**

**THE PETITIONERS, MT. WILSON OFFICE PARK LIMITED PARTNERSHIP AND
MT. WILSON PARTNERSHIP, state that the Baltimore County Council committed error in
classifying the Subject Property RO and that there are changes in the neighborhood supporting
reclassification of the Subject Property to BL or BLR in that:**

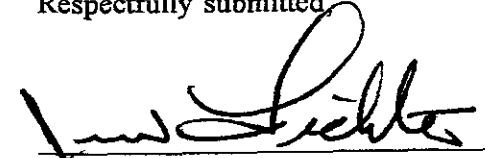
1. The Subject Property is zoned RO and should have been classified in the BL or the BLR zone.
2. The County Council, in its wisdom, rezoned adjoining property to the southeast of the Subject Property from RO to BLR in the 1996 Comprehensive Zoning Map Process. The County Council was obviously not aware of zoning of the adjoining property to the northwest (the Subject Property) as RO and the zoning of the property immediately adjoining the Subject Property to the northwest as BM and BR.
3. The zoning on the adjoining property to the southeast pursuant to the 1996 Comprehensive Zoning Map Process constitutes comprehensive zoning and was not intended to be spot-zoning.
4. The County Council committed error in maintaining the RO zone on the Subject Property as the County Council was unaware of the substantial change in the neighborhood and specific difficulty in developing the Subject Property due to existing floodplain conditions.
5. RO zoning on the Subject Property is not located in a predominantly residential

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area; nor is there an existing house to convert on the property, and a change to BL or BLR zoning would not relate to any nearby residential property.

6. The Subject Property has no potential for any residential use that the requested zoning would meet with the present or prospective use of nearby and adjoining commercial property.
7. Due to the size, configuration, location of the Subject Property, the RO zone is confiscatory and does not recognize the potentials which the BL or BLR zone allow to serve the community.
8. There are changes in the area which have created a demand for property zoned in the BL or BLR zoning classification which cannot be addressed by the current RO zoning classification.
9. The BL and BLR zones recognize the Master Plan objectives and the attendant opportunities presented by the growing and now developed commercial uses, and adequate water supply and other public facilities make the Subject Property compatible with the BL or BLR character of the surrounding area.
10. The adjoining property is zoned BLR, BM and BR and is developed or will be developed shortly for commercial use.
11. For such further and other reasons as may be disclosed upon more detailed review during the pendency of this Petition assigning error by the County Council and change in the neighborhood.

Respectfully submitted,


Julius W. Lichter

MICROFILMED



AMENDED

Petition for Reclassification

to the Board of Appeals of Baltimore County

for the Property at 1856 Reisterstown Road

This Petition shall be filed with the **Department of Permits & Development Management**

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be reclassified, pursuant to the Zoning Law

of Baltimore County, from an RO zone to an a documented plan for BL zone, for the reasons given in the attached and (2) for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for:

and (3) for the reasons given in the attached statement a variance from the following sections of the Zoning Regulations of Baltimore County

Property is to be posted and advertised as prescribed by Zoning Regulations.

1, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zip Code

Attorney for Petitioner:

Julius W. Lichter, Esquire

(Type or Print Name)

Signature

210 W. Pennsylvania Ave. 410-825-7300

Address Suite 300

Phone No.

Towson

MD

21204

City

State

Zip Code

Legal Owner(s):

Mt. Wilson Partnership, a Maryland General

(Type or Print Name)

Partnership

Signature By: Howard Brown, General Partner

(Type or Print Name)

Signature

100 Painters Mill Road

410-363-3434

Address

Phone No

Owings Mills

MD

21117

City

State

Zip Code

Name, address and phone number of legal owner, contract purchaser or representative to be contacted.

Julius W. Lichter, Esquire

Name

210 W. Pennsylvania Avenue, Suite 300

Address Towson, MD 21204

Phone No. 410-825-7300

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

unavailable for Hearing the following dates _____

Next TWO Months

ALL _____ OTHER _____

REVIEWED BY: _____ DATE _____

R.97-465 MICROFILMED
Rev 7/31/98

POINTS OF ERROR AND CHANGE

CONCERNING PROPERTY OF MT. WILSON PARTNERSHIP, A MARYLAND GENERAL PARTNERSHIP

1856 REISTERSTOWN ROAD

THIRD ELECTION DISTRICT
SECOND COUNCILMANIC DISTRICT

THE PETITIONER, MT. WILSON PARTNERSHIP, states that the Baltimore County Council committed error in classifying the Subject Property RO and that there are changes in the neighborhood supporting reclassification of the Subject Property to BL in that:

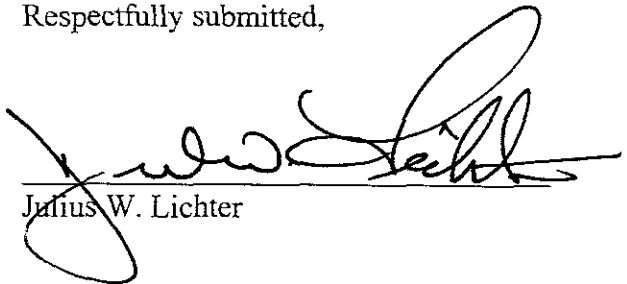
1. The Subject Property is zoned RO and should have been classified in the BL zone.
2. The County Council, in its wisdom, rezoned adjoining property to the southeast of the Subject Property from RO to BLR in the 1996 Comprehensive Zoning Map Process. The County Council was obviously not aware that it would be spot zoning the Subject Property as RO while zoning the property immediately adjoining the Subject Property to the northwest as BM and BR.
3. The zoning adopted on the adjoining property to the southeast, pursuant to the 1996 Comprehensive Zoning Map Process, constitutes comprehensive zoning and was not intended to be spot zoning.
4. The County Council committed error in maintaining the RO zone on the Subject Property as the County Council was unaware of the substantial change in the neighborhood and the specific difficulty in developing the Subject Property due to existing flooding conditions affecting neighboring properties, which conditions will be improved on account of the proposed development should the reclassification be granted pursuant to the plan.
5. RO zoning presently on the Subject Property is not located in a predominately residential area and is located on a five lane state highway.

R-97-465
Rev 7/31/98
MICROFILMED

6. There is no existing house to convert on the Subject Property within the RO zone.
7. A change to BL zoning pursuant to the documented plan would not impact on any nearby residential property.
8. The Subject Property has no potential for any residential use and the requested zoning would meet with the present or prospective use of nearby and adjoining commercial property.
9. Due to the size, configuration and location of the Subject Property, the RO zone is confiscatory. It does not recognize the potential of the property to serve the community, which the BL zone allows.
10. There are changes in the area which have created a demand for property zoned in the BL zoning classification which cannot be addressed by the current RO zoning classification.
11. The BL zone recognizes the Master Plan objectives and the attendant opportunities presented by the growing and now developed commercial uses. Adequate supply of public facilities make the Subject Property compatible with the BL, BM, BR or BLR character of the surrounding area.
12. The adjoining properties are zoned BLR, BM and BR, and are developed or will be developed shortly for a combination of commercial and office use.

13. For such further and other reasons as may be disclosed upon more detailed review during the pendency of this Petition assigning error by the County Council and change in the neighborhood.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Julius W. Lichter", is written over a horizontal line. The signature is stylized with a large initial "J" and a prominent "L".

Julius W. Lichter

THOMAS J. HOFF, INC.
Landscape Architect and Land Development Consultant
1717 YORK ROAD, SUITE 1B
LUTHERVILLE, MD. 21093
410-628-9225
FAX 410-628-9229

February 27, 1997

Description of Mt. Wilson Office Park Limited Partnership and Mt. Wilson Partnership Property, to Accompany Petition for Reclassification.

BEGINNING FOR THE SAME at a point on the west side of Reisterstown Road, 193 feet more or less southeast of the centerline of Mt. Wilson Lane.

Thence binding on the west side of said Reisterstown Road,

(1) South 42 degrees 06 minutes 53 seconds East 391.30 feet;

thence leaving the west side of Reisterstown Road,

(2) South 47 degrees 59 minutes 34 seconds West 413.08 feet;

(3) North 42 degrees 48 minutes 42 seconds West 329.31 feet;

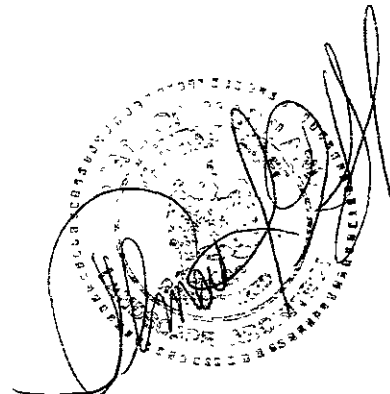
(4) North 39 degrees 31 minutes 56 seconds East 421.55 feet

to the point of beginning containing 3.43 acres of land more or less.

Note:

This Description has been prepared for zoning purposes only.

Revised
4/22/97



MICROFILMED

THOMAS J. HOFF, INC.
Landscape Architect and Land Development Consultant
1717 YORK ROAD, SUITE 1B
LUTHERVILLE, MD. 21093
410-628-9225
FAX 410-628-9229

REVISED
April 22, 1997

Description of Mt. Wilson Office Park Limited Partnership and Mt. Wilson Partnership Property, to Accompany Petition for Reclassification.

BEGINNING FOR THE SAME at a point on the west side of Reisterstown Road, 193 feet more or less southeast of the centerline of Mt. Wilson Lane.

Thence binding on the west side of said Reisterstown Road,

- (1) South 42 degrees 06 minutes 53 seconds East 391.30 feet;

thence leaving the west side of Reisterstown Road,

- (2) South 47 degrees 59 minutes 34 seconds West 413.08 feet;

- (3) North 42 degrees 48 minutes 42 seconds West 329.31 feet;

- (4) North 39 degrees 31 minutes 56 seconds East 421.55 feet

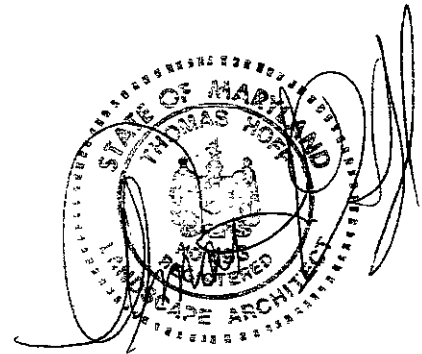
to the point of beginning containing 3.43 acres of land more or less.

Saving and excepting any portion of the property that is presently zoned BM.

Note:

This Description has been prepared for zoning purposes only.

RECEIVED
COUNTY BOARD OF APPEALS
97 APR 24 PM 12:05



MICROFILMED

THOMAS J. HOFF, INC.
Landscape Architect and Land Development Consultant
406 WEST PENNSYLVANIA AVENUE
TOWSON, MD. 21204
410-296-3668
FAX 410-296-5326

June 12, 1998

Description of Mt. Wilson Center - Phase Two Property, to Accompany Petition for Reclassification.

BEGINNING FOR THE SAME at a point on the west side of Reisterstown Road, 191 feet more or less southeast of the centerline of Mt. Wilson Lane.

Thence binding on the west side of said Reisterstown Road,

- (1) South 43 degrees 09 minutes 11 seconds East 390.75 feet;

thence leaving the west side of Reisterstown Road,

- (2) South 48 degrees 17 minutes 48 seconds West 408.54 feet;
- (3) North 43 degrees 01 minutes 13 seconds West 329.18 feet;
- (4) North 39 degrees 41 minutes 03 seconds East 410.85 feet

to the point of beginning containing 3.36 acres of land more or less.

Note:

This Description has been prepared for zoning purposes only.



R.97-465
Rev 7/31/98

MICROFILMED

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

028530

R-97-465

#1

DATE 2-28-97 ACCOUNT 001-6181

AMOUNT \$ 1250.00

RECEIVED DAVID BROWN INT, LTD.
FROM:

FOR: #074 RECLASS MICROFILMED

1856 03A91#0240MICRO \$7,250.00
CHS 028530-28-97 RO.

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER
VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 053929

DATE 7/31/98 ACCOUNT 001-6150

AMOUNT \$ 100.00 (WCR)

RECEIVED FROM: Julius W. Lochter Esquire

FOR: REVISED PLATS/DESCRIPTIONS
Mt. Wilson Partnership R-97-465

Drop-Off — No Review

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT
PROCESS ACTUAL TIME
8/04/1998 8/03/1998 14:42:00
REG US01 CASHIER CLIM CML DASHNER
5 MISCELLANEOUS CASH RECEIPT
Receipt # 060962
CR NO. 053929

100.00 CHECK
Baltimore County, Maryland

MICROFILMED

CASHIER'S VALIDATION

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 055929

DATE 7/31/98 ACCOUNT 001-6150

AMOUNT \$ 100.00 (WCR)

RECEIVED FROM: Julius W. Lochter Esquire

FOR: REVISED PLATS/DESCRIPTIONS
Mt. Wilson Partnership R-97-465

Drop-Off — No Review

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT
PROCESS ACTUAL TIME
8/04/1998 8/03/1998 14:42:00
REG US01 CASHIER CLIM CML DASHNER
5 MISCELLANEOUS CASH RECEIPT
Receipt # 060962
CR NO. 055929

100.00 CHECK
Baltimore County, Maryland

CASHIER'S VALIDATION

**BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT**

No.

035670

DATE 5/13/97

ACCOUNT 001-6150

AMOUNT \$ 35.00 (WCR)

RECEIVED FROM: Levin & Gann PA

FOR: #080 - SIGN POSTING

Reclassification - Cycle I
#R-97-465

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

05/15/97 01 4 CRL R 12333

DEPT 5 513 ZONING VERIFICATION

CR NO. 035670

\$35.00 CK P-A-I-0

Baltimore County Maryland
Office of Budget & Finance

CASHIER'S VALIDATION

RECEIVED
COUNTY BOARD OF APPEALS
97 MAY 14 PM 12:23

MICROFILMED

RE: Case No.: R-97-465

Petitioner/Developer: MT. WILSON

Office PARK, et al

Date of Hearing/Closing: Sept 24, 1997

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at MT. WILSON LANE &
REISTERSTOWN RD.

The sign(s) were posted on 9-5-97
(Month, Day, Year)

Sincerely,

Dennis Rioux 9-5-97
(Signature of Sign Poster and Date)

DENNIS RIOUX
(Printed Name)

111 W. CHESAPEAKE AVE
(Address)

TOWSON MD 21204
(City, State, Zip Code)

887-3351
(Telephone Number)



County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
(410) 887-3180

May 15, 1997

NOTICE OF HEARING

CASE NUMBER: R-97-465
1856 Reisterstown Road
SW/S Reisterstown Road, 193'+/- SE from c/l Mt. Wilson Lane
3rd Election District - 3rd Councilmanic
Legal Owner(s): Mt. Wilson Office Park Limited Partnership

Reclassification petition to change the property's zoning from R.O. and
B.M. to B.L. or B.L.R.

HEARING: WEDNESDAY, SEPTEMBER 24, 1997 at 10:00 a.m., Room 48 Old
Courthouse, 400 Washington Avenue before the County Board of Appeals.

ROBERT O. SCHUETZ, CHAIRMAN
COUNTY BOARD OF APPEALS

cc: Mt. Wilson Office Park Limited Partnership
Julius W. Lichter, Esq.

RECEIVED
COUNTY BOARD OF APPEALS
97 MAY 14 PM 12:22

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County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
410-887-3180

Hearing Room - Room 48
Old Courthouse, 400 Washington Avenue

June 29, 1998

NOTICE OF ASSIGNMENT /TO SUBMIT AMENDMENT ONLY

CASE #: R-97-465

IN THE MATTER OF: MT WILSON OFFICE PARK LIMITED
PARTNERSHIP & MT WILSON PARTNERSHIP -Petitioners
1856 Reisterstown Road 3rd E; 3rd C

THIS MATTER, WHICH WAS OPENED AND CONTINUED ON THE RECORD AT THE ADVERTISED HEARING SCHEDULED FOR 9/24/97, HAS BEEN SCHEDULED FOR HEARING FOR THE PURPOSE OF SUBMITTING THE AMENDED (DOCUMENTED) SITE PLAN ONLY; NO EVIDENCE OR TESTIMONY AS TO THE MERITS OF THE CASE TO BE RECEIVED; AND HAS BEEN

ASSIGNED FOR: WEDNESDAY, JULY 22, 1998 at 9:30 a.m.

NOTICE: This appeal is an evidentiary hearing; therefore, parties should consider the advisability of retaining an attorney.

Please refer to the Board's Rules of Practice & Procedure, Appendix C, Baltimore County Code.

IMPORTANT: No postponements will be granted without sufficient reasons; said requests must be in writing and in compliance with Rule 2(b) of the Board's Rules. No postponements will be granted within 15 days of scheduled hearing date unless in full compliance with Rule 2(c).

Kathleen C. Bianco
Administrator

cc: Counsel for Petitioner : Julius W. Lichter, Esquire
Petitioner : Jae Kim, General Partner
Mt Wilson Park Ltd Ptnshp
: Howard Brown, General Partner
Mt. Wilson Partnership

Theodore A. Offit, Esquire
Thomas J. Hoff, Inc. /Landscape Architect

Roger Peterson
Bonnie Buikema
Sharon Rice

People's Counsel for Baltimore Co.
James Earl Kraft /Bd of Education
Jeffrey Long /Planning
Pat Keller, Director /Planning
Lawrence E. Schmidt
Arnold Jablon, Director /PDM
Virginia W. Barnhart, Co Atty

MICROFILMED





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

September 23, 1997

Theodore A. Offit, Esquire
8 Park Center Court, Suite 200
Owings Mills, MD 21117

RE: Item No.: 465
Case No.: R-97-465
Petitioner: Mt. Wilson Office Park

Dear Mr. Offit:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on May 1997.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (410-887-3391).

Sincerely,

A handwritten signature in dark ink, appearing to read "Carl Richards, Jr.", is written over a rectangular stamp that contains the word "OFFICE" in a grid pattern.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)

MICROFILMED



_____ Attach original petition

Due Date 6/10/97

To: Arnold L. Jablon

From: Bruce Seeley *BS/qp*

Subject: Zoning Item #97-465

Mt. Wilson Office Park

Zoning Advisory Committee Meeting of Zoning Reclass Cycle 1

_____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

_____ The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.

X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

X Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).

X Development of this property must comply with the Forest Conservation Regulations (Sections 14-401 through 14-422 of the Baltimore County Code).

_____ Development of this property must comply with the Chesapeake Bay Critical Area Regulations Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code.



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary

Parker F. Williams
Administrator

May 8, 1997

Ms Roslyn Eubanks
Baltimore County Office of
Permits and Development Management
County Office Building
Room 109
Towson MD 21204

RE: Baltimore County
Case No. R-97-465
Mt Wilson Office Park
SW/S Reisterstown Road
193' SE of Mt Wilson Lane
MD 140

Dear Ms. Eubanks:

We have reviewed the referenced item and we have no objection to approval of the rezoning petition.

However, we will require the owner to obtain an access permit through this office.

Entrance construction shall be subject to the terms and conditions of an access permit issued by this office, with the following submittals required:

- a. Nine (9) copies of the site plan showing the SHA requirements.
- b. Completed application.
- c. Performance bond, letter of credit, or certified check (**include Federal ID number or social security number on certified checks only**) in the amount of 150% of the actual entrance construction cost and in an even thousand dollar increment. These must be made payable to the State of Maryland (**Please note that it takes 6-8 weeks for a certified check to be returned after project completion and SHA final inspection**).
- c. An engineering fee check in the amount of \$50.00 for each point of access, made payable to the State of Maryland.
- e. A letter of authorization from the appropriate agency relative to the relocation of any utilities which may be necessitated by this construction; or a letter from the developer acknowledging and agreeing to the financial responsibility for relocating any affected utilities, provided the cost for the utility relocation is included in the surety submitted for the permit.

My telephone number is 410-545-5600 (Fax# 333-1041)

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

MICROFILMED

Ms Roslyn Eubanks
Page Two
May 8, 1997

The surety for entrance construction must be received by this office prior to our approving any building permits for this development.

Please contact Larry Gredlein at 410-545-5606 if you have any questions.
Thank you for the opportunity to review this item.

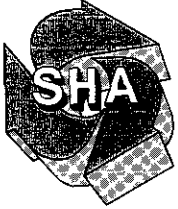
Very truly yours,

A handwritten signature in cursive script, appearing to read "R. Burns", written in black ink.

Ronald Burns, Chief
Engineering Access Permits
Division

LG/eu

MICROFILMED



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor
David L. Winstead
Secretary
Parker F. Williams
Administrator

August 12, 1998

Ms. Gwen Stephens
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Case # R-97-465
1856 Reisterstown RD
MT. Wilson Office Park
Mile Post 2.48

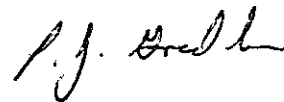
Dear Ms. Stephens:

We have reviewed the referenced item and have no objection to approval of the petition.

However, we will require the owner to obtain an access permit. Please have their representative contact this office regarding the required roadway improvements conditioned to their permit.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

for 
Ronald Burns, Chief
Engineering Access Permits
Division

RECEIVED
COUNTY BOARD OF APPEALS
98 AUG 14 PM 3:26

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

MICROFILMED

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: PDM
FROM: R. Bruce Seeley.
Permits and Development Review
DEPRM

DATE: 8/13/98

SUBJECT: Zoning Advisory Committee
Meeting Date: Aug. 10, 98

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: R-97-465

RECEIVED
COUNTY BOARD OF APPEALS

98 AUG 14 PM 3:26

RBS:sp

BRUCE2/DEPRM/TXTS8P

MICROFILMED



Baltimore County
Planning Board

401 Bosley Avenue
Towson, Maryland 21204
(410) 887-3495
Fax: (410) 887-5862

September 21, 1998

Kristine K. Howanski, Esq., Chairman
County Board of Appeals
The Courthouse
Towson, MD 21204

Re: Amendment to Petition – Case No. R-97-465

Dear Ms. Howanski:

In its meeting on September 17, 1998, the Baltimore County Planning Board voted that the enclosed August 20, 1998 report by the Director of the Office of Planning be adopted to constitute a report accompanying the Planning Board's recommendation that, notwithstanding the amendment to the Petition in case number R-97-465, the Planning Board reiterates its recommendation, originally made on July 10, 1997, that the current zoning on the Mt. Wilson Limited Partnership property should remain unchanged.

Sincerely,

A handwritten signature in black ink, appearing to read "A F Keller III".

Arnold F. 'Pat' Keller, III
Secretary

AFK:TD:rlh

Enclosure

c: Julius W. Lichter, Counsel for the Petitioner
Hon. Kevin Kamenetz, County Councilman
Robin Churchill, Administrative Officer
Peter Max Zimmerman, People's Counsel

RECEIVED
COUNTY BOARD OF APPEALS
98 SEP 23 PM 3:26





Baltimore County
Office of Planning

401 Bosley Avenue
Towson, Maryland 21204
(410) 887-3211
Fax: (410) 887-5862

TO: Members, Baltimore County
Planning Board

DATE: August 20, 1998

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Mt. Wilson Partnership/1856 Reisterstown Road

Please be advised that pursuant to the appropriate sections of the Baltimore County Code, an amendment to the subject reclassification petition was submitted to the Baltimore County Board of Appeals. The purpose of the amendment is to provide a documented site plan for further review and consideration. Previously, the petitioner had elected to file an open site plan which simply provided a metes and bounds description of the subject property (see attached copy of original staff report).

The applicant proposes a one-story, 8,000 square foot retail building. This building is situated in an area known as Phase II (Mt. Wilson Center) and is part of a larger development of property that extends beyond the confines of the area currently under petition. Phase I will contain a two-story building which will be improved for retail and office purposes.

The documented site plan contains a schematic landscape plan, elevation drawings, and a proposed floor plan. Based upon review of the information provided and analysis conducted, the Office of Planning recommends the following conditions should the applicant's request be granted:

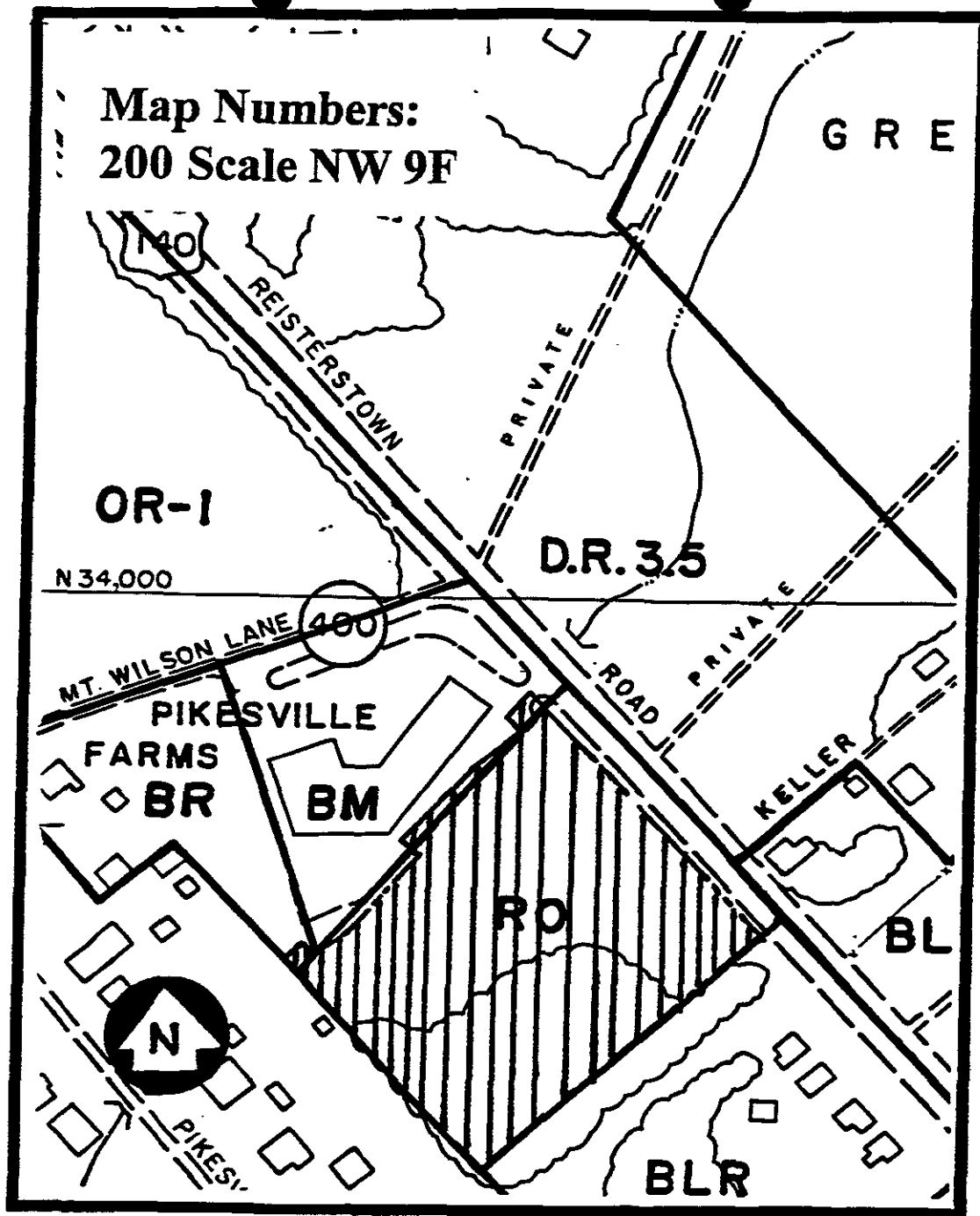
1. Place a note on the plan that states: "A plan with the locations and details of the proposed lighting and a computerized lighting design with point-by-point calculations that conforms with the *Illumination Engineering Society* (IES) standards will be submitted to Avery Harden in conjunction with the Final Landscape Plan." Lighting should be designed to prevent spillover into adjacent residential areas; and
2. Provide sign details to the Office of Planning for review and approval prior to the issuance of any permits.

Arnold F. 'Pat' Keller, III

AFK:JL:lsn

Attachment

MICROFILMED



ITEM NUMBER 1
Location of Property Under Petition

Scale 1" = 200'

CASE NO. R-97-465

PETITIONER:

Mt. Wilson Office Park Limited Partnership

REQUESTED ACTION:

Reclassification to BL (Business Local) or BLR (Business Local Restricted)

EXISTING ZONING:

RO (Residence-Office)

LOCATION:

1856 Reisterstown Road

AREA OF SITE:

3.43 Acres

ZONING OF ADJACENT PROPERTY/USE:

North:	DR 3.5 and BL	Vacant
South:	DR 3.5	Residential
East:	BLR and OR2	Vacant (approved plan for an assisted living facility)
West:	BM	Commercial

SITE DESCRIPTION:

The site is currently vacant. The development potential of the property appears to be somewhat limited due to existence of an extensive floodplain.

WATER AND SEWERAGE:

The area is served by public water and sewer and is designated as W-1, S-1 according to the Master Water and Sewer Plan.

TRAFFIC AND ROADS:

Reisterstown Road is the main arterial running north and south with access to Westminster Pike, Owings Mills Boulevard, I 795 and I 695. According to the Reisterstown Road Corridor Study, traffic safety is a problem at the intersection of Mt.

Wilson Lane and Reisterstown Road. The study also identifies this intersection as having a high accident rate.

ZONING HISTORY:

Several attempts have been made to rezone the subject property to a commercial classification since 1976. In the 1980 Comprehensive Zoning Map Process (CZMP), a request was made to rezone the site from DR 3.5 to BL or BM. The County Council voted to apply the RO classification, at that time. All subsequent CZMP requests (1984, 1988 and 1996) for rezoning to a commercial zone have been denied by the County Council.

MASTER PLAN / COMMUNITY PLANS:

The property is located within the plan area of the Reisterstown Road Corridor Study (adopted by the Baltimore County Planning Board on July 21, 1988). As part of this study, a series of specific recommendations were made and have been implemented through the Comprehensive Zoning Map Process. On page 18, under the heading of Planning Objectives, the following recommendation is noted: "No further business uses should be permitted in the study area." With specific reference to the area in question, the study states on page 19, "The RO zoning classification should be retained on the land on the southwest side of Reisterstown Road, north of the Woodholme Golf Course. Also, the area of RO zoning here should be extended to within 10 feet of the westernmost property line." This recommendation was implemented through the 1988 CZMP.

The Baltimore County Growth Management Program Proposed Land Use Map, which was adopted by the Baltimore County Planning Board on June 15, 1995, identifies the site as being located within an area designated for mixed commercial use.

PROPOSED vs. EXISTING ZONING:

The use regulations for the RO, BLR and RO zones may be found in Sections 203, 230 and 229.4, respectively, of the Baltimore County Zoning Regulations. The RO zone was created to accommodate houses converted to office buildings (Class A) and small office buildings in predominately residential areas on sites adjacent to commercial activity, heavy traffic, or other similar factors which can no longer be restricted solely to residential uses. Buildings and uses in the RO zone should be compatible with nearby residential properties.

The BL zone permits a wide range of light business uses by right, and a number of uses are also permitted by special exception.

The BLR zone provides a wide range of retail and service uses, some of which may be of a larger scale, such as a supermarket. The BLR zone also requires performance standards

which protect adjacent communities from excessive vehicular congestion, use intensity, and noise.

Section 229.2 of the Baltimore County Zoning Regulations requires that petitions for a zoning change to BLR be accompanied by a Documented Site Plan (DSP), and by architectural renderings and elevations. At this time, the applicant's request does not include any such documentation; however, the applicant's attorney has indicated to staff that the petitioner intends to amend the subject case with the filing of a DSP.

OFFICE OF PLANNING RECOMMENDATION:

The intent of the Reisterstown Road Corridor Study clearly indicates that the BLR or BL zones would not be appropriate at this location; therefore, this office recommends that the RO classification be retained.

MISTAKE/CHANGE/ERROR:

Based upon the information provided and analysis conducted, staff can find no justification to indicate that the property's zoning classification is in error.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

April 30, 1997

Julius W. Lichter, Esquire
305 West Chesapeake Avenue
Suite 113
Towson, MD 21204

RE: Reclassification Petition
Cycle I, #R-97-465
1856 Reisterstown Road

Dear Mr. Lichter:

As you are aware, Baltimore County is no longer responsible for posting properties for routine zoning hearings. However, Baltimore County will post all properties that were filed as part of Cycle I zoning reclassification. To cover the cost of posting this property, you must remit a check for \$35.00 (payable to Baltimore County, Maryland). Please send this check, as soon as possible, to either myself or Sophia.

If you have any questions regarding the sign posting, please do not hesitate to contact Gwendolyn Stephens at 410-887-3391.

Very truly yours,

A handwritten signature in cursive script, appearing to read "W. Carl Richards, Jr.", written in dark ink.

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:scj

c: Theodore A. Offit, Esquire
Board of Appeals

MICROFILMED





Baltimore County, Maryland

OFFICE OF PEOPLE'S COUNSEL

Room 47, Old CourtHouse
400 Washington Ave.
Towson, MD 21204

(410) 887-2188

PETER MAX ZIMMERMAN
People's Counsel

September 28, 1998

CAROLE S. DEMILIO
Deputy People's Counsel

Kristine K. Howanski, Esq., Chairman
County Board of Appeals
of Baltimore County
401 Washington Avenue, Room 49
Towson, MD 21204

Hand-delivered

Re: **MT. WILSON PARTNERSHIP, et al.**
Petition for Reclassification
Case No. R-97-465
CBA Hearing Date: October 7, 1998

RECEIVED
COUNTY BOARD OF APPEALS
98 SEP 28 PM 2:42

Dear Chairman Howanski:

Because of scheduling, several weeks ago I asked Julius Lichter, counsel for the Petitioner, whether or not he would consider agreeing to my request for a postponement. At that time I also contacted Kathleen C. Bianco, the Board's Administrator, and learned that any rescheduling would probably defer the case into early 1999.

Mr. Lichter's office has just informed me that Petitioner does not oppose my request for continuance. Please note also that this case will be heard on a revised site plan.

Accordingly, I request that the Board continue the case currently scheduled for October 7. I will also attempt to inform any citizens known to be interested in the case.

Very truly yours,

Peter Max Zimmerman
Peter Max Zimmerman
People's Counsel for Baltimore County

PMZ/caf

cc: Julius W. Lichter, Esq., 210 W. Pennsylvania Avenue, Suite 515, Towson, MD 21204,
Attorney for Petitioners
Bonnie Buikema, 8808 Orchard Road, Baltimore, MD 21208, Protestant
Roger Peterson, 5 Keller Road, Baltimore, MD 21208, Protestant
Sharon Rice, 111 Nelson Road, Baltimore, MD 21208, Protestant

MICROFILMED

CASE #: R-97-465

IN THE MATTER OF: Mt. Wilson Office Park Limited
Partnership and Mt. Wilson Partnership

9/04/97 -Motion for Postponement filed by Julius W. Lichter, Esquire, on behalf of Petitioner, Mt. Wilson Partnership. Requests hearing for a date not less than 90 days from scheduled date of 9/24/97.

9/05/97 -Consent to Motion for Postponement filed by Jesse D. Delaney, OFFITT & KURMAN, PA, on behalf of Mt. Wilson Office Park LP.

9/07/97 -Conversation w/P. Zimmerman. Case to be opened on the record on September 24, 1997 and continued.

9/24/97 -Board convened for hearing as posted, advertised and scheduled. This matter was opened and continued on the record; to be reset upon request. (KWC)

10/08/97 -Proposed Order to postpone submitted by J. Lichter per request of the Board at 9/24/97 motion hearing.

10/15/97 -Order granting Motion to Postpone issued by the Board. (K.W.C.)

6/26/98 -Letter from J. Lichter requesting hearing for purpose of submitting amended (documented) site plan only; no evidence or testimony to be presented.

6/29/98 -Notice of Assignment /To submit Amendment Only sent to parties; scheduled for Wednesday, July 22, 1998 at 9:30 a.m.

7/22/98 -Amendments submitted to the Board in open hearing and on the record (K.W.B.); forwarded copies to PDM and Planning pursuant to the Code. Notice of Assignment sent out this date for hearing on merits scheduled for Wednesday, October 7, 1998 at 10:00 a.m. Copy of Notice to PDM and Planning with amendment petition and plan.

8/04/98 -Revised Petition /Plans as reviewed by PDM received by CBA; marked "Rev 7/31/98"; and placed in CBA file.

8/14/98 -Comments forwarded from PDM: Maryland Department of Transportation and DEPRM.

9/23/98 -Letter from Pat Keller, Planning Director, forwarding a copy of the Report adopted by the Planning Board to accompany the Planning Board's recommendations.

9/28/98 -Letter from P. Zimmerman requesting postponement due to scheduling; indicates no objection from J. Lichter, counsel for Petitioner.

9/29/98 - FAX from J. Lichter - indicating no objection to above requested postponement. Advised both Mr. Zimmerman and Mr. Lichter that this matter would be reassigned a date for hearing to occur after January 1, 1999, as Board's docket permits.

9/29/98 -Notice of PP and Reassignment sent to parties; reassigned to Tuesday, January 12, 1999 at 10:00 a.m.

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CASE #: R-97-465

IN THE MATTER OF: Mt. Wilson Office Park Limited
Partnership and Mt. Wilson Partnership

Page 2

1/11/99 -Letter of withdrawal of petition for reclassification (amended) filed by J. Lichter, Esquire, on behalf of Petitioner. Order of Dismissal to be issued by CBA. B. Buikema notified by telephone (410-484-4045) upon receipt of letter as requested; notified PMZ (also received FAX from J. Lichter). Panel notified of withdrawal this date. Order of Dismissal to be issued.

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MT. WILSON OFFICE PARK LIMITED
PARTNERSHIP & MT WILSON PARTNERSHIP
SW/s Reisterstown Road, 193' +/- SE
from centerline Mt. Wilson Lane
(#1856 Reisterstown Road)

R-97-465
ITEM #1, CYCLE I, 1997
3rd Election District
~~2nd~~ Councilmanic District

From R.O. & B.M. to B.L. or B.L.R.
3.43 +/- acres

Open Plan

February 28, 1997 Petition for Reclassification filed by Julius W. Lichter,
Esquire, on behalf of Mt. Wilson Office Park Ltd. Partnership
& Mt. Wilson Partnership /Petitioners.

* Julius W. Lichter, Esquire
LAW OFFICES OF PETER G. ANGELOS
Court Towers, Suite 515
210 W. Pennsylvania Avenue
Towson, MD 21204
Theodore A. Offit, Esquire
8 Park Center Court, Suite 200
Owings Mills, MD 21117

Counsel for Petitioners

Counsel for Petitioners

Jae Kim, General Partner
Mt. Wilson Office Park Ltd. Partnership
~~9183 Reisterstown Road~~
~~Owings Mills, MD 21117~~

Petitioner

Howard Brown, General Partner
Mt. Wilson Partnership
~~9183 Reisterstown Road~~
~~Owings Mills, MD 21117~~

Petitioner

Thomas J. Hoff, Inc.

Landscape Architect

~~1717 York Road, Suite 1B~~
~~Lutherville, MD 21093~~

400 W. PENNSYLVANIA AVE. 3RD FL
BALTO MD 21204-7228

— James Earl Kraft
Baltimore County Board of Education
Mail Stop 1102-J

People's Counsel for
Baltimore County

Pat Keller
Jeffrey Long
Lawrence E. Schmidt
W. Carl Richards, Jr.
Docket Clerk /PDM
Arnold Jablon, Director /PDM

Interested party:
Roger Peterson
5 Keller Road
Baltimore, MD 21208

(send copy of notice & opinion to:)
Bonnie Buikema
8808 Orchard Road
Baltimore, MD 21208

Sharon Rice
111 Nelson Road
Pikesville, MD 21208

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BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO : Arnold Jablon, Director
Permits & Development Management

DATE: July 22, 1998

FROM: Kathleen C. Bianco
County Board of Appeals

SUBJECT: Amendment to Petition for Reclassification /Case No. R-97-465 /Mount Wilson Partnership

Pursuant to the appropriate sections of the Baltimore County Code, the Amended Plan for the subject reclassification petition was submitted to the County Board of Appeals on the record and at a public hearing this date. This amended plan and accompanying documentation is herewith transmitted to your office for processing pursuant to Section 2-356(m) of the Code.

This case will be heard before the Board on the merits of the request on October 7, 1998 at 10:00 a.m. A Notice of Assignment is attached reflecting this hearing date. Should you require any additional information regarding this matter, please contact this office.

Attachments

cc: Pat Keller, Planning Director (w/copy of Amended Petition and Plan and accompanying documentation)
Jeffrey Long /Planning
People's Counsel for Baltimore County

R.97-465


Rev 7/31/98

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: April 27, 1999
Permits & Development Management

FROM: Charlotte E. Radcliffe 
County Board of Appeals

SUBJECT: Closed File:
Case No. R-97-465 /Mt. Wilson Partnership, LLP

Since no appeal was taken in the above captioned case, which was dismissed by Order dated January 15, 1999, we are hereby closing our file and returning same to you herewith.

Attachment (File No. R-97-465)

MICROFILMED

CASE # R-97-465

1856 Rustertown Rd - have requested 90 days, wd now request 120 days.
no objection to postponement

Add 1 name to mailing list.

✓ ~~ADD~~ BONNIE BUIKEMA
8808 ORCHARD RD
BARTO, MD 21208

DATE: 9/24/97

PEOPLE'S COUNSEL'S SIGN IN SHEET

CASE: R-97-465- MT. WILSON OFFICE PARK
C.P.

The Office of People's Counsel was created by County Charter to participate in zoning matters on behalf of the public interest. While it does not actually represent community groups or protestants, it will assist in the presentation of their concerns if they do not have their own attorney. If you wish to be assisted by People's Counsel, please sign below.

[illegible]

MICROFILMED



June 4, 1998

Mr Lawrence Schmidt
Zoning Commissioner
111 W. Chesapeake Avenue
Towson, Md. 21204

Dear Mr Schmidt:

As part of the requirements for a change in zoning designation a statement of environmental impact related to a proposed project is necessary to demonstrate that a project is not detrimental to the environment.

During the development of the project plan the petitioner coordinated the site design with the Baltimore County Department of Environmental Protection and Resource Management, the Maryland Department of Environment, and the Army Corps of Engineers in order to assure that the resources associated with the site, and within the watershed received appropriate protection. A copy of the petitioners assessment and proposed remediations is enclosed for your review. Also, a copy of the approval from Baltimore County to allow a variance to the forest buffer to allow floodplain improvements and wetland creation accompanies this letter. The project will have a positive impact on the downstream watershed and community as a result of these improvements.

This information should be considered appropriate for meeting the requirements for an environmental assessment for the change in zoning process. I appreciate your assistance in this matter.

Best regards,

Robert W. Sheesley
Robert W. Sheesley

R.97-465
RW 7/31/98

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Baltimore County
Department of Environmental Protection
and Resource Management

Office of the Director
401 Bosley Avenue, Suite 416
Towson, Maryland 21204
(410) 887-3733
Fax: (410) 887-4804

September 10, 1997

Mr. Robert Sheesley
Eco-Sense, Inc.
8354 Chestnut Farm Rd.
Ellicott City, MD 21043

Re: Kim Property
aka Mount Wilson Lane Office Building
Forest Buffer Variance Request

Dear Mr. Sheesley:

This Department has received a request for a variance to the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains, dated July 24, 1997 and revised August 19, 1997. This request proposes to honor the previously approved fifty (50) foot stream buffer, as shown on the original 1988 CRG approval. No wetland buffer was included under the Water Quality Management Policy.

This 3.37 acre site fronts on Reisterstown Road, opposite Keller Road. A commercial shopping strip lies northwest of the site. A residential neighborhood, Pikesville Farms, is located to the southwest and residential/commercial to the southeast. A first order tributary of the Gwynns Falls flows within the site near the southeast property line. A large wetland and floodplain are associated with this stream.

This property had been partially graded at approximately the same time as the construction of the shopping center. Additionally, Baltimore County Department of Public works has received numerous flooding complaints from residents' of the area, both on this stream and a second tributary that flows through Pikesville Farms. Development within the subwatershed has not controlled and/or eliminated the storm discharge problems.

Adherence to the current regulations would encompass 1.8 acres, approximately 54 percent, of the site into the Forest Buffer Easement. Additionally, a Reisterstown Road landscape corridor of 35 feet is being required by the Office of Planning. These requirements severely reduce the reasonable use of this property.

To maximize development potential, the Kim property is proposing to develop jointly with the existing shopping center. A 2 story building is to be constructed on the existing parking lot and a shared parking lot is to be located on the Kim property. A smaller office/retail building is to be constructed parallel to Reisterstown Road. This will allow for shared parking and beneficial building and signage sighting conditions. In order to address the downstream flooding conditions, a created floodplain/wetland is proposed on the southern corner of the Kim property. Additionally, alternative stormwater management is being proposed on two adjacent properties

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in conjunction with the development of this property to control the downstream flooding. This complete proposal is detailed in the variance request.

This Department has reviewed the above request. We are in agreement that development of this site under current regulations would be unfeasible; however, development could proceed utilizing the previous CRG approval. Therefore, this Department will grant this variance, as amended in the August 19, 1997 submittal, with the following conditions:

1. Hand remove exotic woody vegetation and trash from the 50 foot stream buffer and wetland.
2. Revegetate above area with native shrubs and trees. Heavily vegetate all slopes and created floodplain/wetland.
3. The mitigation/revegetation plan must be submitted to Environmental Impact Review for evaluation and approval prior to approval of the Grading Plan. Excavation of the floodplain must be included in the sediment and erosion control drawings and sequence.
4. The final mitigation plan must be approved and the security posted prior to receiving a grading permit.
5. The mitigation shall begin during the first growing season after the site is graded and stabilized. This will allow for the vegetation to establish prior to occupancy of the building.
6. State and Federal review/permits must be obtained prior to receiving a Baltimore County grading permit. Copies of the agency approval shall be forwarded to EIR.
7. Final approval of the hydrology/hydraulics must be obtained from the Stormwater Management Section of this Department.
8. Inspection and maintenance of all sediment controls will occur on a daily basis. A written log will be submitted to the consultant/developer, which will be forwarded to the Sediment Control Inspector weekly. All parties responsible for installation and maintenance of sediment control measures shall be subject to Section 14-193. Penalties. of Article VI. Excavations, Grading, Sediment Control and Forest Management.
9. The developer and/or his consultant shall pursue the reduction of the landscaped road corridor from the Office of Planning. Environmental Impact Review is to receive copies of pertinent correspondence.
10. Environmental Impact Review is to receive written copies of correspondence concerning the conceptual service road parallel to Reisterstown Road.

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Mr. Robert Sheesley
September 8, 1997
Page 3

11. The following note must be shown on all plans prepared for this property:

"A variance was granted by the Baltimore County Department of Environmental Protection and Resource Management from the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains which became effective on January 1, 1991. The Forest Buffer Easement and building setback shown hereon are reflective of the fact that this variance was granted. Conditions were placed on this variance to reduce water quality impacts."

It is the intent of this Department to approve this variance subject to the conditions above. Any changes in site layout may require submittal of revised plans and an amended variance request.

Please have the property owner sign the statement below and return a signed copy to this office within 21 calendar days. Failure to return a signed copy of this letter may render this variance approval null and void, or may result in delays in processing of plans for this project.

If you have any questions regarding these comments, please contact Ms. Betty Kelley at (410) 887-3980.

Sincerely,



George G. Perdikakis
Director

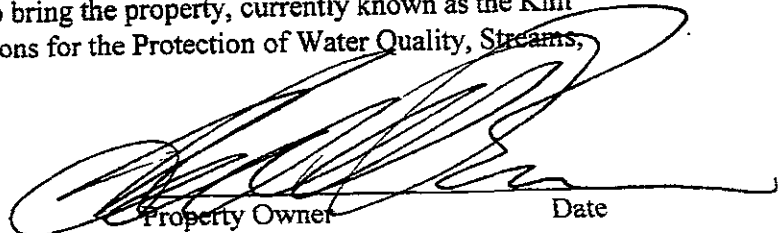
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betty3\wikimfbv

I/We agree to the above conditions to bring the property, currently known as the Kim property, into conformance with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains.

Property Owner

Date



Property Owner

Date

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July 24, 1997

Ms. Patricia Farr
Environmental Management Review
Department of Environmental Protection
and Resource Management
401 Bosley Avenue
Towson, Md. 21204

Dear Ms. Farr:

This correspondence represents a request for a variance to Baltimore County's regulation for the protection of Wetlands Streams, and Floodplains. The variance request is for variance to the forest buffer for the project known as the Kim Property located on Reisterstown Road near Mt. Wilson Lane.

Enclosed is a formal requests with supporting information for the variance. Please review this information and contact if you have any questions. Thank you for your cooperation in this matter.

Best regards,

Robert W. Sheesley

cc: Betty Kelly
Larry Yeager

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Introduction

Mt. Wilson Center - Phase two (referred to in this report as the Kim Property) is a parcel of land 3.36 acres in size. The property is bordered on the south by a parcel of land with commercial zoning. Mt. Wilson Center, Phase One is found on the north boundary. The Pikeswood residential community exists to the west, and Reisterstown Road is found on the eastern edge of the property. The property is undeveloped and is currently zoned RO.

The site contains an unnamed tributary to the Gwynns Falls which courses the south side of the property flowing from the east in a westerly direction through the Pikeswood community to the main tributary which then flows to the south through Woodholme County Club golf course. The tributary is a first order stream and does have a continuous base flow. An extensive wetland and floodplain area exists in the center section of the site and adjacent to the stream. Refer to the site plan, which accompanies this submittal.

The site is proposed to be developed as BL zoned property and would contain a retail building. The proposed development actually encompasses the Kim Property, and Mt. Wilson Center, Phase One located adjacent to the Kim site. The office retail building will be located completely on the Mt. Wilson Center, Phase One while the retail building will be located completely on the Kim parcel. The two uses will share parking. Refer to the documented plan for the layout of the development accompanying this submittal.

Background

An inventory of the natural resources existing on the Kim property reveals that the site contains an extensive wetland, stream, and floodplain area in the center and southern edge of the site. When calculating for the slope analysis to establish the extended forest buffer, the buffer encompasses a large portion of the Kim site. The extent of this buffer can be seen on the site plan. A copy of the wetland report accompanies this submittal. There is also a 35' foot setback from Reisterstown Road for a landscaping buffer that is required by the Office of Planning as a result of the establishment of the Reisterstown Road corridor plan.

In addition to the extent of the resources on the site, several areas downstream of the site in the Pikeswood community, flood periodically during certain storm events. Baltimore County has acknowledged this flooding through neighborhood complaints. Further development in this watershed, as it presently exists, is difficult since controlling peak flows from the site would require excessive and costly storm water management strategies. There are two other undeveloped parcels to the south on Reisterstown Road that contribute significantly to this drainage area. The development of these properties is also influenced by the flooding problems.

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The main tributary courses through the property owned by Woodholme Golf and Country Club before passing under the Baltimore Beltway. Prior to regulation of streams and rivers, the club built the golf course and constructed eight in-stream impoundments for irrigation and aesthetic purposes. Presently, these ponds effect the upstream watershed by reducing stream channel capacity thereby creating a tailwater condition in parts of the Pikeswood community. This condition exacerbates the flooding problem in areas of the community. This effect impacts the tributary that is located on the Kim Property by delaying the discharge of surface water runoff into the main tributary during certain storm events. This condition influences the suitability of the outfall that would be the receiving waters for storm water discharged from the Kim Property, and the two remaining parcels to be developed in the watershed.

Explanation of Hardship

As a result of these circumstances the ability to develop the Kim parcel, under present conditions, would be remote. A building location for the property under existing buffer regulatory requirements would be difficult to site. The ability to gain a reasonable building footprint and necessary parking would be negated by the regulatory adherence. Even a modest variance to these requirements would not allow efficient, cost effective use of the property. Also, the construction of a storm water management facility sized to control peak discharges would not be cost effective since the size of the structure to prevent downstream flooding would be excessive. The property cannot realize its highest and best use, from a zoning standpoint.

Proposal

In an attempt to permit the reasonable development of the last three remaining parcels in the watershed, it was determined that several issues had to be addressed. In order for the Kim Property to develop in a cost effective manner that was sensitive to the environment (i.e. resources and flooding concerns), the development of all three properties needed to be planned with the total watershed in mind. Also, the only way that the development of the Kim Property could develop in a cost effective manner would be to combine it with the Mt. Wilson Office Park property. Under this consideration, buildings could be situated so that visibility was available, and parking could be shared.

First, to address downstream flooding, the two parcels south of the Kim Property, which are presently proposed for development, would use an innovative storm water management approach which incorporated elements of bioretention and quality management, and be would located on the Marriott Assisted Living property adjacent to Woodholme Country Club. The facility would also manage the storm water runoff from the adjacent parcel next to the Kim Property. The surface water would then discharge onto the Woodholme Golf Course property which would constitute a suitable and safe outfall. By managing the runoff in this manner, storm water that previously discharged into the stream on the Kim Property would be diverted to an adjacent area of the watershed that is downstream of the Pikeswood community, thereby reducing

the chance of flooding in the community. The Kim Property could then be combined in a development jointly with Mt Wilson Park which was already partially developed and contained impervious area that would be reused.

The storm water management concept proposed for the Kim Property would include underground storage to manage peak discharge for the two year storm event, and water quality treatment. The calculations for the design of the system indicate that the no additional increase in peak flow would be created by the proposed development. Refer to the calculations for surface water runoff for existing and proposed conditions submitted with this request. The calculations for Cross Section # 13 and # 16 in the report represents the control points of the study. The cross sections are reflective of the sensitive flooding areas in the Pikeswood community. Additional water quality treatment will include the installations of two stormceptors at strategic locations on the site.

Benefits To The Watershed

In- addition to the management of runoff from the remain proposed development in the watershed, the proposal for the Kim Property also includes the excavation of an upland area on the site, and adjacent to the 100 year floodplain that would increase flood retention volume in the floodplain at the headwater. This excavation will also assist in alleviating downstream flooding concerns. Since the excavation will reduce the existing grade by more than two feet in depth, it is also anticipated that additional wetlands will be created on the property.

In an attempt to influence the flooding problem in the main tributary, Woodholme Country Club is preparing to install gate valves in their pond dam structures so they can manage the surface water elevation of the stream before and during storm events. This management would alleviate the tailwater effect upstream, and create more stream channel capacity during certain storm events.

In developing the Kim Property in the manner proposed, only 0.08 acres of wetlands would be impacted. However, in order to accomplish the development as planned, encroachment into the forest buffer is necessary. We believe that the mitigating circumstances of re-directing runoff within the watershed from other proposed developments to adjacent areas of the watershed away from Pikeswood, the increase in floodplain capacity, and the creation of wetlands on the Kim Property offset the encroachment in the forest buffer. Therefore, we would request a variance to that requirement based on these mitigating circumstances.

BALTIMORE OFFICE
MERCANTILE BANK & TRUST BUILDING
2 HOPKINS PLAZA
9TH FLOOR
BALTIMORE, MARYLAND 21201
410-539-3700
TELECOPIER 410-625-9050

LAW OFFICES
LEVIN & GANN
A PROFESSIONAL ASSOCIATION
305 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
410-321-0600
TELECOPIER 410-296-2801

ELLIS LEVIN (1893-1960)

R.97.465

JULIUS W. LICHTER

February 28, 1997

Hand Delivered

Mr. Joseph Merrey
Department of Permits and
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

RE: Petition for Reclassification
1856 Reisterstown Road
Second Councilmanic District

Dear Mr. Merrey:

Attached herewith are the following:

1. Three copies of the Petition;
2. Four copies of the Legal Description;
3. Four copies of the Points of Error and Change;
4. Four copies of the 1000' scale zoning map;
5. Four copies of the 200' scale zoning map;
6. Twelve copies the Plan to accompany the Petition; and
7. A check in the amount of \$1,250.00 made payable to Baltimore County, Maryland.

These are the same documents which you reviewed yesterday with the Plan being changed to reflect the requested zoning and to list both property owners on the Plan.

The Petitioners intend to amend the enclosed Plan at a later date in accordance with the requirements of the process so that a documented site plan will be the subject of the request for rezoning.

Sincerely,


Julius W. Lichter

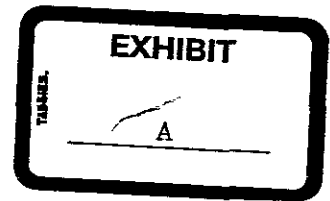
cc: Theodore A. Offit, Esquire
Mt. Wilson Office Park Limited Partnership
Mt. Wilson Partnership

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BALTIMORE OFFICE
MERCANTILE BANK & TRUST BUILDING
2 HOPKINS PLAZA
9TH FLOOR
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410-539-3700
TELECOPIER 410-625-9050

LAW OFFICES
LEVIN & GANN
A PROFESSIONAL ASSOCIATION
305 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
410-321-0600
TELECOPIER 410-296-2801

ELLIS LEVIN (1893-1960)



JULIUS W. LICHTER

February 28, 1997

Hand Delivered

Mr. Joseph Merrey
Department of Permits and
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

RE: Petition for Reclassification
1856 Reisterstown Road
Second Councilmanic District

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Sincerely,


Julius W. Lichter

cc: Theodore A. Offit, Esquire
Mt. Wilson Office Park Limited Partnership
Mt. Wilson Partnership

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LAW OFFICES OF PETER G. ANGELOS, P.C.
Court Towers, 210 West Pennsylvania Avenue
Towson, Maryland 21204-4515
Telephone: 410-825-7300
Facsimile No.: 410-296-2541

DATE: September 29, 1998
FAX NO.: 410-887-3182
TO: Kathleen Bianco
COMPANY: Baltimore County Board of Appeals
FROM: Julius W. Lichter, Esquire
NUMBER OF PAGES SENT (including Cover Sheet): 2

SUBJECT/REFERENCE: Re: Petition for Reclassification
1856 Reisterstown Road
Case No. R97-465

COMMENTS/NOTES:

RECEIVED
COUNTY BOARD OF APPEALS
98 SEP 29 PM 1:32

CONFIDENTIALITY NOTICE

This telecopy transmission contains confidential information belonging to the Law Offices of Peter G. Angelos, P.C. that is intended solely for the recipient named above. The Law Offices of Peter G. Angelos, P.C. HEREBY EXPRESSLY PRESERVES AND ASSERTS ALL PRIVILEGES AND IMMUNITIES APPLICABLE TO THIS TRANSMISSION. If you are not the intended recipient or an agent or employee of the intended recipient, this transmission was sent to you in error. Any review, examination, use, disclosure, reproduction, or distribution of this transmission or the information herein stated by anyone other than the intended recipient is STRICTLY PROHIBITED. If you have received this transmission in error, please read no further than this cover sheet and immediately telephone the sender to arrange for the return of this transmission to The Law Offices of Peter G. Angelos, P.C.

MICROFILMED

LAW OFFICES
PETER G. ANGELOS
A PROFESSIONAL CORPORATION

PETER G. ANGELOS (MD, D.C., TN, NY)
H. RUSSELL SMOUSE (MD)
THOMAS MINKIN (MD, D.C., TN)
THEODORE W. HIRSH (MD)
EDWARD P. MONAGHAN (MD, PA)
GARY J. IGNATOWSKI (MD, D.C., TN, NY)
R. BRUCE MCELHONE (MD, PA, D.C., NY)
ARMAND J. VOLTA, JR. (MD, D.C.)
GEORGE A. WEBER, III (MD, D.C., TN, PA, NY)
DAVID L. PALMER (MD, D.C.)
EDWARD J. LILLY (MD)
MICHAEL T. WARD (DE, VA, MD)
PATRICIA J. KASPUTYS (MD, D.C.)
BRUCE C. HILL (MD)
ANDREW M. CANTOR (MD, D.C.)
FREDERICK H. DURST (MD, D.C.)
THOMAS C. SUMMERS (MD, D.C.)
THEODORE M. FLERLAGE, JR. (MD)

COUNSEL
FANNIE ANGELOS (MD, D.C.)
THOMAS L. SAMUEL (MD, VA)
NORMAN R. STONE, JR. (MD)

THOMAS V. FRIEDMAN
(1929-1997)

JOSEPH L. JOHNSON (MD)
ROGER A. DOUMAR (MD)
WILLIAM D. POLAND, JR. (PA, WV, MD, NY)
CHARLES A. CANDON (MD, D.C., TN)
LOUISE A. LOCK (MD, D.C.)
JAMES T. FITZGERALD (PA, NJ)
STEVEN W. SMITH (MD, D.C.)
THOMAS P. KELLY (MD, D.C.)
RONALD E. RICHARDSON (MD, D.C.)
KATHLEEN D. HADLEY (DE)
JOSEPH A. VANSANT (MD, PA, D.C.)
BESSIE S. DEMOS (MD, D.C.)
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Towson Office

REPLY TO _____

June 25, 1998

County Board of Appeals
Of Baltimore County
Old Courthouse, Room 49
400 Washington Avenue
Towson, Maryland 21204

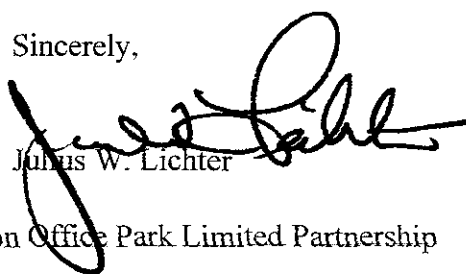
Attention: Kathleen C. Bianco, Administrator

Re: Case No.: R-97-465
1856 Reisterstown Road

Dear Mrs. Bianco:

At the hearing held, with regard to the above captioned case, on Wednesday, September 24, 1997, the hearing was continued due to the fact that the Petitioner desired to revise his plan to provide for a documented site plan submission. At that time, the agreement with the Board was reached, to the effect that a new hearing date would be set for the submission for a revised documented site plan. I am pleased to say that my clients are now prepared to move forward and would like to have a rescheduled hearing date to submit the documented site plan. Please advise of a new date as soon as possible.

Sincerely,


Julius W. Lichter

JWL/bsw

cc: Kristine K. Howanski, Chairman, Mt. Wilson Office Park Limited Partnership
Mt. Wilson Partnership
Peter Max Zimmerman, Esquire, People's Counsel of Baltimore County

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LAW OFFICES OF PETER G. ANGELOS, P.C.
Court Towers, 210 West Pennsylvania Avenue
Towson, Maryland 21204-4515
Telephone: 410-825-7300
Facsimile No.: 410-296-2541

DATE: January 11, 1999
FAX NO.: 410-887-3182
TO: Kathleen C. Bianco
COMPANY: Baltimore County Board of Appeals (Room 49)
FROM: Julius W. Lichter, Esquire
NUMBER OF PAGES SENT (including Cover Sheet): 2
SUBJECT/REFERENCE: Amended Petition for Reclassification
1856 Reisterstown Road
Second Councilmanic District
COMMENTS/NOTES: Letter attached

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JULIUS W. LICHTER

January 11, 1999

VIA FACSIMILE (410-887-3182)AND FIRST CLASS MAILBaltimore County Board of Appeals
400 Washington Avenue, Room 49
Towson, Maryland 21204

Attention: Kathleen C. Bianco

Re: Amended Petition for Reclassification
1856 Reisterstown Road
Second Councilmanic District

Dear Ms. Bianco:

Confirming my phone conversation with Charlotte Radcliffe this morning, I advise the Board that my client, Mt. Wilson Partnership, LLP, has authorized the withdrawal, without prejudice, of their Amended Petition for Reclassification of the property known as 1856 Reisterstown Road.

I have notified all petitioner's witnesses, and People's Counsel that the hearing scheduled for Tuesday, January 12, 1999 has been canceled.

Many thanks for your cooperation.

Sincerely,


Julius W. Lichter

JWL/bsw

cc: People's Counsel (via facsimile)
Mt. Wilson Partnership, LLP (via facsimile)ONE CHARLES CENTER
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REPLY TO: Towson Office

July 22, 1998

Baltimore County Board of Appeals
400 Washington Avenue, Room 49
Towson, Maryland 21204
Attention: Chairman Kristine K. Howanski

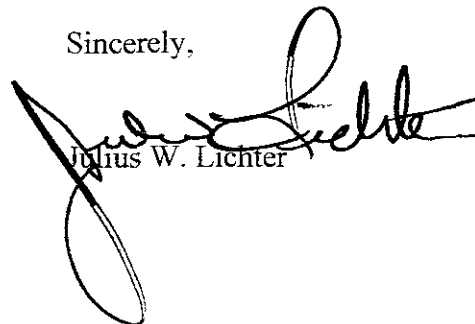
Re: Amended Petition for Reclassification
1856 Reisterstown Road
Second Councilmanic District

Dear Ms. Howanski:

Attached herewith are the following: (1) Three copies of the Amended Petition, (2) four copies of the Legal Description, (3) four copies of the Points of Error and Change, (4) four copies of the 1000' scale zoning map, (5) four copies of the 200' scale zoning map, and (6) fourteen copies of the Plan to accompany the Amended Petition.

Should you have any questions, please call me.

Sincerely,


Julius W. Lichter

JWL/bsw -
cc: Mt. Wilson Partnership

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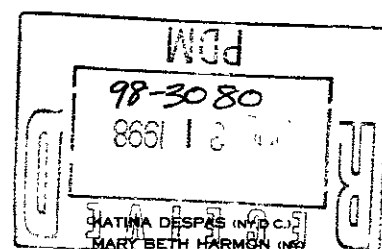
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Towson Office

REPLY TO:

July 31, 1998

Mr. Carl Richards
Department of Permits and Development Management
Zoning Review Office
Room 111
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Mt. Wilson Ave. Zoning Reclassification

Dear Mr. Richards:

Enclosed please find a check in the amount of \$100.00 to cover the cost of reviewing the documented site plan in the above referenced matter. Should you have any question, please call me.

Sincerely,

Julius W. Lichter

JWL/bsw

R.97.465

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NEIL E. GORDON (MD)
JOSHUA J. KASSNER (MD)
BRIAN BROWN (MD)
DINO C. LAFANDRA (MD, D.C.)
WILLIAM M. CHAIRES (MD)
DENNIS J. GRUENKE (PA, MD)
CRAIG A. THOMPSON (MD)

REPLY TO: Towson Office

September 29, 1998

VIA FACSIMILE

Peter M. Zimmerman
People's Counsel for Baltimore County
400 Washington Avenue
Towson, Maryland 21204

Re: Petition for Reclassification
1856 Reisterstown Road
Case No. R97-465

Dear Mr. Zimmerman:

This letter will further confirm that I have consented to your request to postpone the above-captioned hearing before the Baltimore County Board of Appeals scheduled for hearing on October 7, 1998 at 10:00 A.M.

I am sending a copy of this confirmation to the Board of Appeals.

Sincerely,


Julius W. Lichter

JWL/bsw

cc: Baltimore County Board of Appeals

ONE CHARLES CENTER
100 N. CHARLES STREET
BALTIMORE, MD 21201-3812
410-646-3000
(800) 232-6622
FAX 410-659-1900, 91, 92

UNION PARK CENTER
8908 HARTFORD ROAD
BALTIMORE, MD 21214-1846
410-420-3200
(800) 892-3240
FAX 410-420-2200

COURT TOWERS, SUITE 515
210 W. PENNSYLVANIA AVENUE
TOWSON, MD 21204
410-629-7300
FAX 410-298-2241

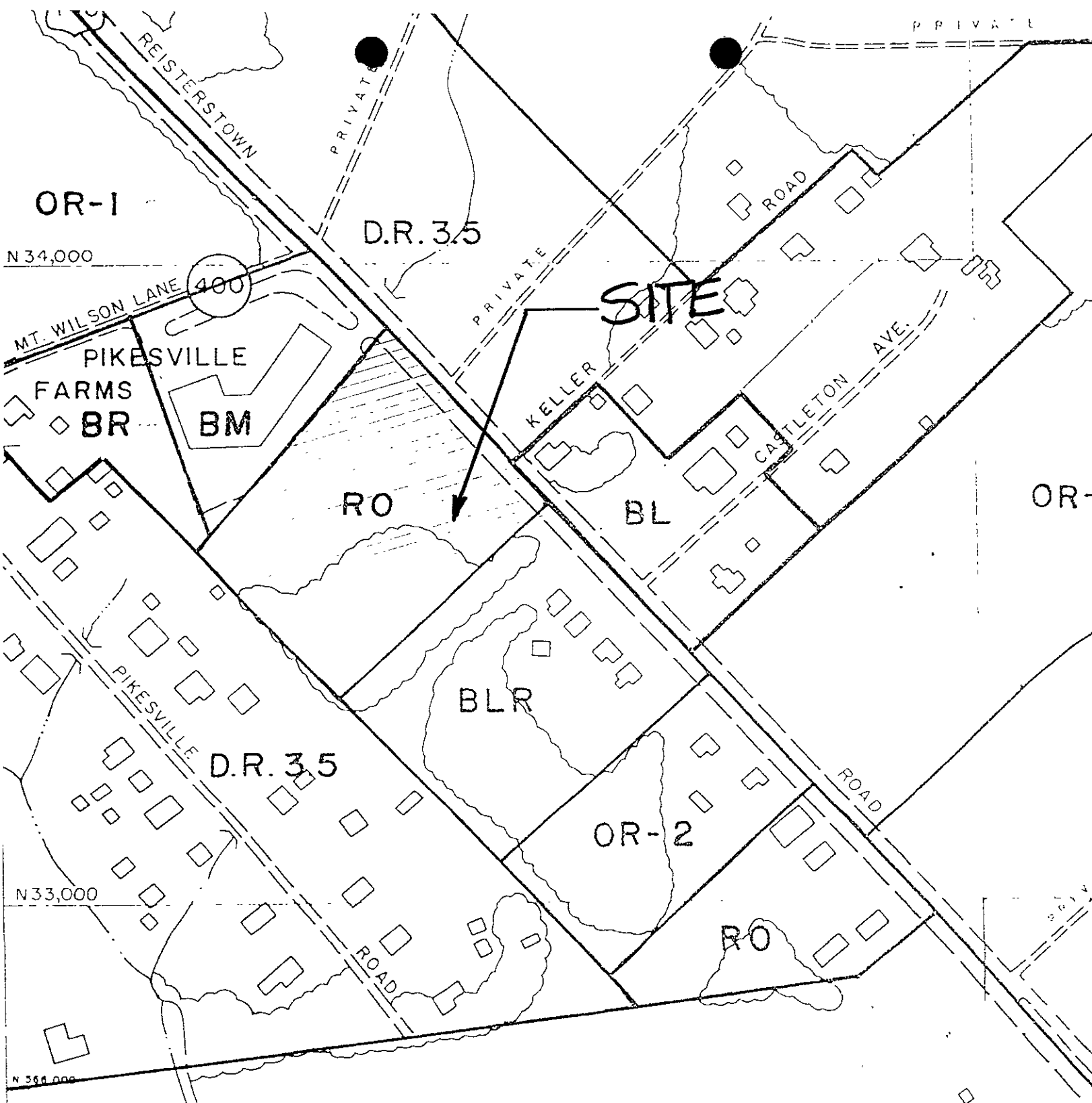
STEELWORKERS' HALL
840 DUNDALK AVENUE
BALTIMORE, MD 21224-2997
410-633-0100
FAX 410-633-0480

CENTERPARK II
SUITE 515
408 POWDER MILL ROAD
BELTSVILLE, MD 20706-5148
(800) 837-9281
FAX 301-937-4788

83 HENDERSON AVENUE
CUMBERLAND, MD 21600-2462
301-789-2700
FAX 301-789-2703

301 S. CLEVELAND AVENUE
HAGERSTOWN, MD 21740-6748
301-738-4000
FAX 301-738-3848

MICROFILMED



SCALE
1" = 200' ±

DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION

PIKESVILLE
GREY ROCK

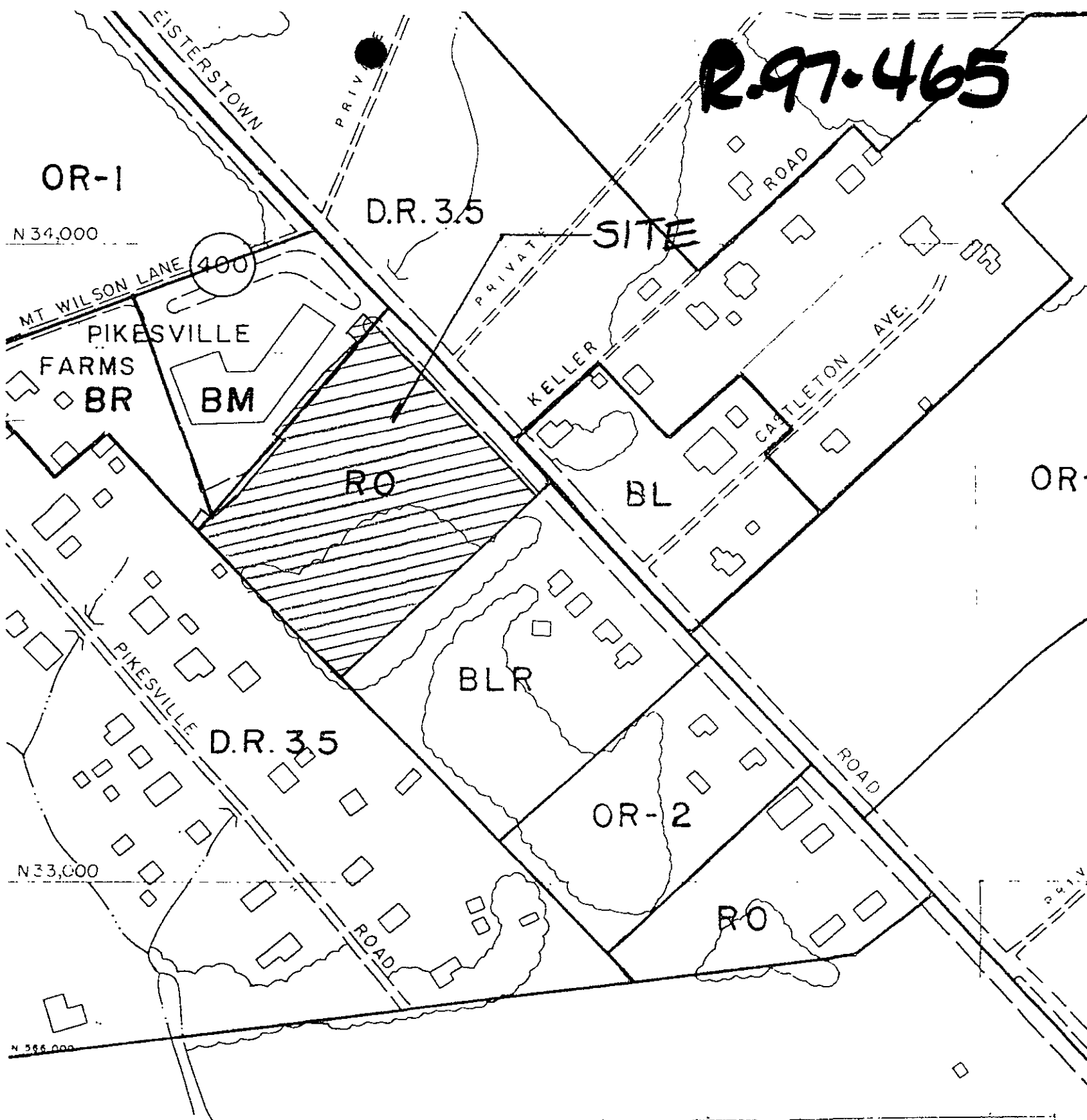
R. 97-465
Rev 7/31/98

SHEET

N. W.

9 - F

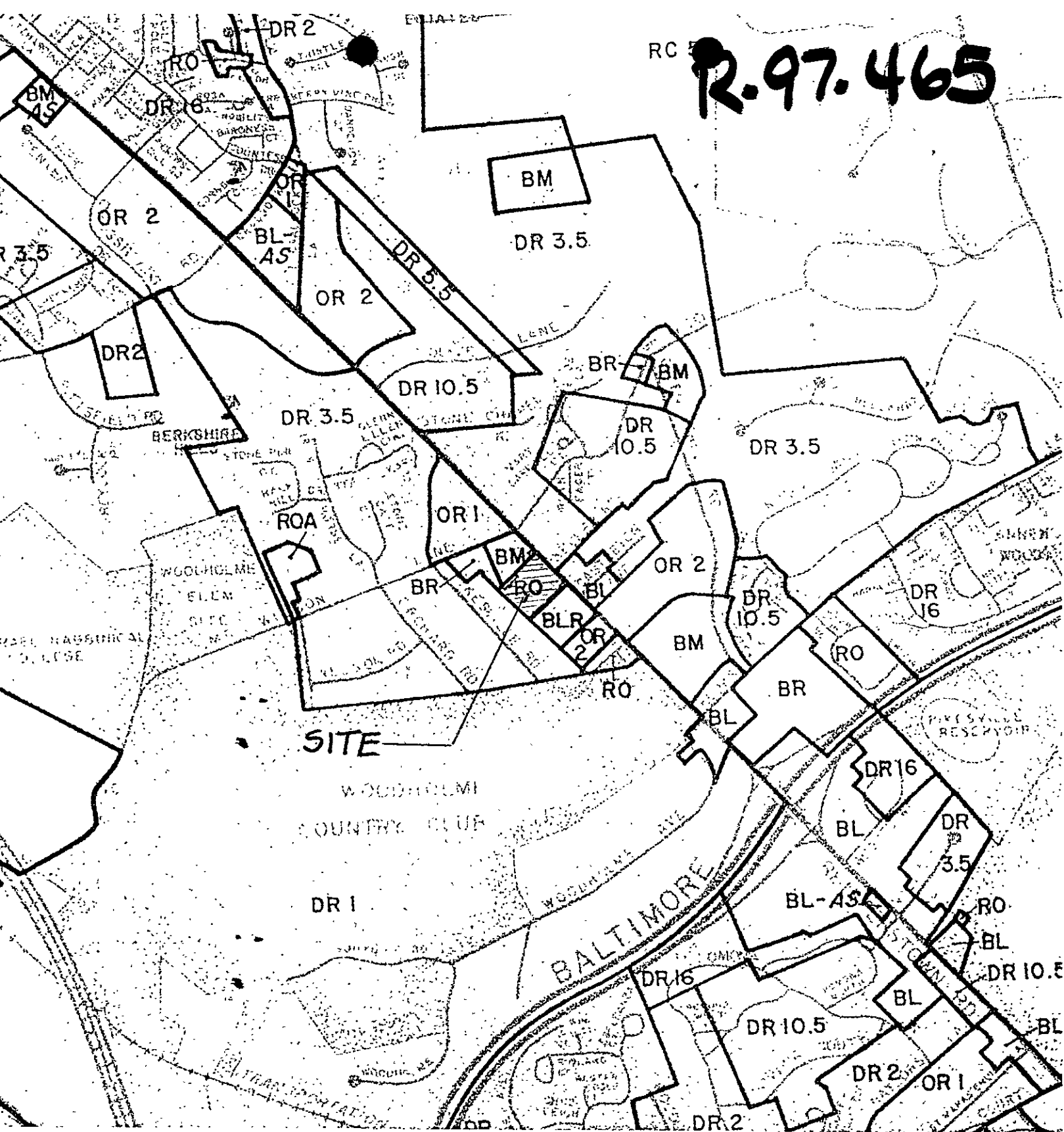
MICROFILMED



SCALE 1" = 200' ±	LOCATION PIKESVILLE GREY ROCK MICROFILMED	SHEET N. W. 9 - F
DATE OF PHOTOGRAPHY JANUARY 1986		

RC 5

R.97.465



SCALE 1"=1000'

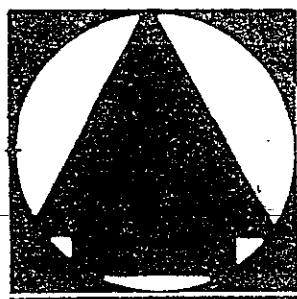
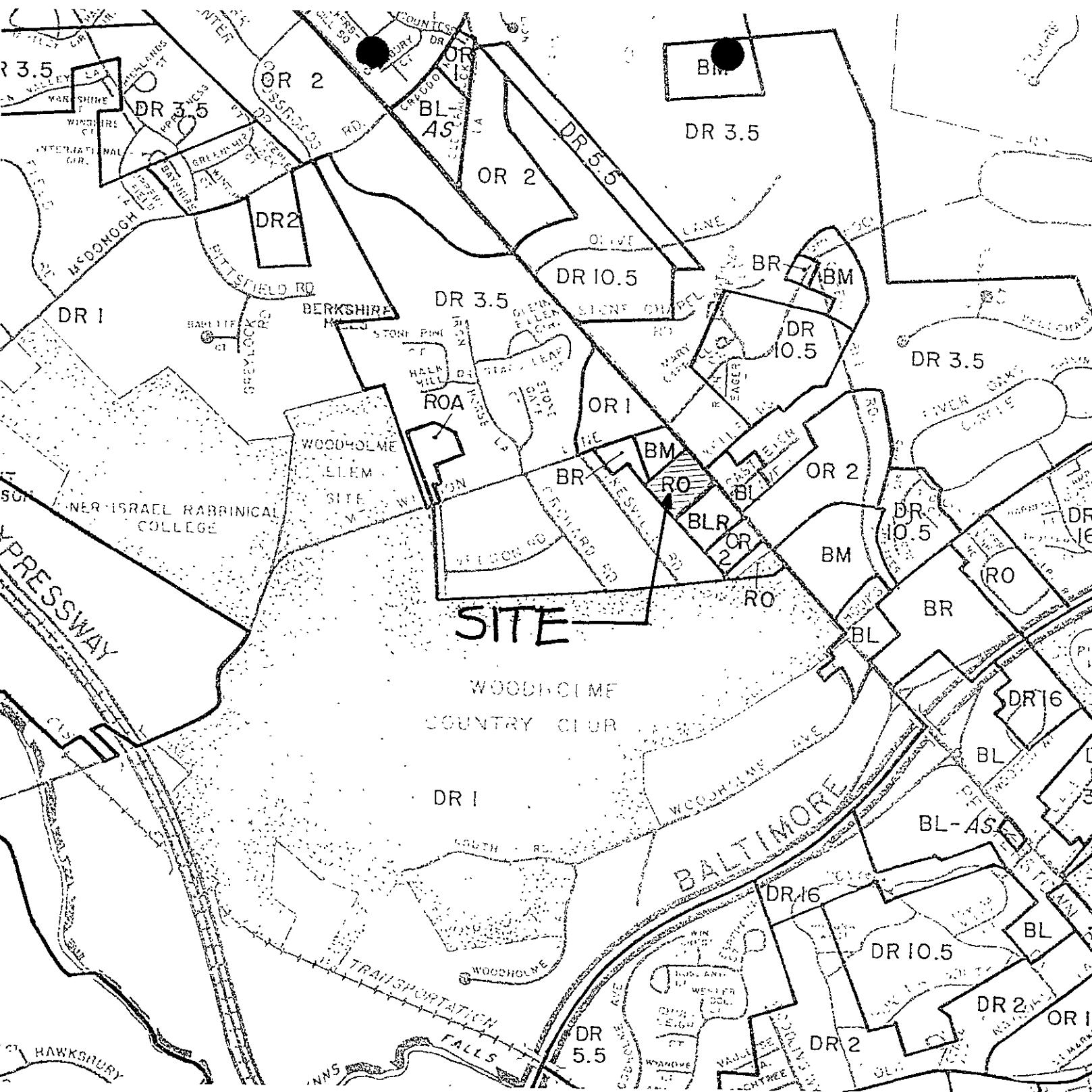
MICROFILMED

REVISED
DATE
SEP. '95

2C

PIKESVILLE

ORE COUNTY BASE MAP SERIES



SCALE 1" = 1000'

R. 97.465
REN 7/31/98

REVISED
 DATE
 SEP. '95

2C

MICROFILMED

County Board of Appeals of Baltimore County

ROOM 49 OLD COURTHOUSE
TOWSON, MARYLAND 21204

465

Address Service Requested

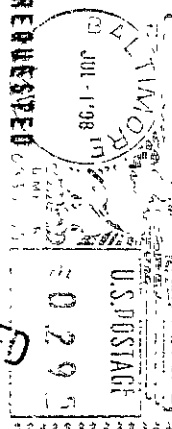
Thomas J. Hoff, Inc.
1717 York Road, Suite 1B
Lutherville, MD 21109

HOFF 717 210933004 1697 10 07/02/98
FORWARD TIME EXP RTN TO SEND
THOMAS J HOFF INC
405 W PENNSYLVANIA AVE #2-FL
BALTIMORE MD 21204-4226

RETURN TO SENDER

AUTO 21093

RETURN SERVICE REQUESTED



MICROFILMED



County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
410-887-3180

Hearing Room - Room 48
Old Courthouse, 400 Washington Avenue

June 29, 1998

NOTICE OF ASSIGNMENT /TO SUBMIT AMENDMENT ONLY

CASE #: R-97-465

IN THE MATTER OF: MT WILSON OFFICE PARK LIMITED
PARTNERSHIP & MT WILSON PARTNERSHIP -Petitioners
1856 Reisterstown Road 3rd E; 3rd C

THIS MATTER, WHICH WAS OPENED AND CONTINUED ON THE RECORD AT THE ADVERTISED HEARING SCHEDULED FOR 9/24/97, HAS BEEN SCHEDULED FOR HEARING FOR THE PURPOSE OF SUBMITTING THE AMENDED (DOCUMENTED) SITE PLAN ONLY; NO EVIDENCE OR TESTIMONY AS TO THE MERITS OF THE CASE TO BE RECEIVED; AND HAS BEEN

ASSIGNED FOR: WEDNESDAY, JULY 22, 1998 at 9:30 a.m.

NOTICE: This appeal is an evidentiary hearing; therefore, parties should consider the advisability of retaining an attorney.

Please refer to the Board's Rules of Practice & Procedure, Appendix C, Baltimore County Code.

IMPORTANT: No postponements will be granted without sufficient reasons; said requests must be in writing and in compliance with Rule 2(b) of the Board's Rules. No postponements will be granted within 15 days of scheduled hearing date unless in full compliance with Rule 2(c).

Kathleen C. Bianco
Administrator

cc: Counsel for Petitioner : Julius W. Lichter, Esquire
Petitioner : Jae Kim, General Partner
Mt Wilson Park Ltd Ptnshp
: Howard Brown, General Partner
Mt. Wilson Partnership

Theodore A. Offit, Esquire
Thomas J. Hoff, Inc. /Landscape Architect

Roger Peterson
Bonnie Buikema
Sharon Rice

People's Counsel for Baltimore Co.
James Earl Kraft /Bd of Education
Jeffrey Long /Planning
Pat Keller, Director /Planning
Lawrence E. Schmidt
Arnold Jablon, Director /PDM
Virginia W. Barnhart, Co Atty



County Board of Appeals of Baltimore County

ROOM 49 OLD COURTHOUSE
TOWSON, MARYLAND 21204

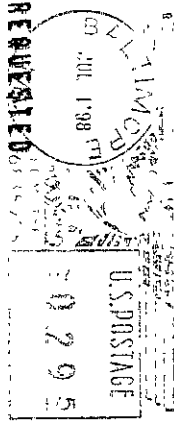
465

Address Service Requested

*David Brown
ENT.*

Jae Kim, General Partner
Mt. Wilson Office Park Ltd. Partnership
9183 Reisterstown Road
Owings Mills, MD 21117

RETURN SERVICE REQUESTED



6-29-98 NOTICE
MAILED 9-10-98
TO CORRECT PROCEED

✓
MICROFILMED

BROWN103 211173031 1198 19 07/06/98
RETURN TO SENDER
DAVID BROWN ENTERPRISES
100 PAINTERS MILL RD #900
OWINGS MILLS MD 21117-4910
RETURN TO SENDER

AUTO 21117



County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
410-887-3180

Hearing Room - Room 48
Old Courthouse, 400 Washington Avenue

July 22, 1998

NOTICE OF ASSIGNMENT

CASE #: R-97-465

IN THE MATTER OF: MT WILSON OFFICE PARK LIMITED
PARTNERSHIP & MT WILSON PARTNERSHIP -Petitioners
1856 Reisterstown Road 3rd E; 3rd C

ASSIGNED FOR:

WEDNESDAY, OCTOBER 7, 1998 at 10:00 a.m.

NOTICE: This appeal is an evidentiary hearing; therefore, parties should consider the advisability of retaining an attorney.

Please refer to the Board's Rules of Practice & Procedure, Appendix C, Baltimore County Code.

IMPORTANT: No postponements will be granted without sufficient reasons; said requests must be in writing and in compliance with Rule 2(b) of the Board's Rules. No postponements will be granted within 15 days of scheduled hearing date unless in full compliance with Rule 2(c).

Kathleen C. Bianco
Administrator

cc: Counsel for Petitioner : Julius W. Lichter, Esquire
Petitioner : Jae Kim, General Partner
Mt Wilson Park Ltd Ptnshp
: Howard Brown, General Partner
Mt. Wilson Partnership

Theodore A. Offit, Esquire
Thomas J. Hoff, Inc. /Landscape Architect

Roger Peterson
Bonnie Buikema
Sharon Rice

People's Counsel for Baltimore Co.
James Earl Kraft /Bd of Education
Jeffrey Long /Planning
Pat Keller, Director /Planning
Lawrence E. Schmidt
Arnold Jablon, Director /PDM
Virginia W. Barnhart, Co Atty

MICROFILMED



County Board of Appeals of Baltimore County 465

ROOM 49 OLD COURTHOUSE
TOWSON, MARYLAND 21204

Address Service Requested

David Brown ENT

Howard Brown, General Partner
Mt. Wilson Partnership
9183 Reisterstown Road
Owings Mills, MD

RETURN SERVICE REQUESTED

*6/29/98 Notice
Removed 7/10/98
TO collect
process ✓*

MICROFILMED

BROWNS TO SENDER 211173031 1199 19 07/06/98
RETURN TO SENDER ENTERPRISES
: DAVID BROWN ENT RD #800
100 PAINTERS MILLS MD 21117-4910
OWINGS MILLS MD 21117-4910
RETURN TO SENDER

AUTO 21117



County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
410-887-3180

W/D 1/11/99
Petitioner
(J. Lichter)

Hearing Room - Room 48
Old Courthouse, 400 Washington Avenue

September 29, 1998

NOTICE OF POSTPONEMENT & REASSIGNMENT

CASE #: R-97-465

IN THE MATTER OF: MT WILSON OFFICE PARK LIMITED
PARTNERSHIP & MT WILSON PARTNERSHIP -Petitioners
1856 Reisterstown Road 3rd E; 3rd C

which was scheduled to be heard on October 7, 1998 has been POSTPONED at the request of People's Counsel, without objection by Counsel for Petitioner; and has been

REASSIGNED FOR: TUESDAY, JANUARY 12, 1999, at 10:00 a.m.

NOTICE: This appeal is an evidentiary hearing; therefore, parties should consider the advisability of retaining an attorney.

Please refer to the Board's Rules of Practice & Procedure, Appendix C, Baltimore County Code.

IMPORTANT: No postponements will be granted without sufficient reasons; said requests must be in writing and in compliance with Rule 2(b) of the Board's Rules. No postponements will be granted within 15 days of scheduled hearing date unless in full compliance with Rule 2(c).

Kathleen C. Bianco
Administrator

cc: Counsel for Petitioner : Julius W. Lichter, Esquire
Petitioner : Mt Wilson Partnership
Counsel for Co-Petitioner : Jesse D. Delanoy, Esquire
Mt. Wilson Office Park Ltd
Partnership

Thomas J. Hoff, Inc. /Landscape Architect

Roger Peterson
Bonnie Buikema
Sharon Rice

People's Counsel for Baltimore Co.
James Earl Kraft /Bd of Education
Jeffrey Long /Planning
Pat Keller, Director /Planning
Lawrence E. Schmidt
Arnold Jablon, Director /PDM
Virginia W. Barnhart, Co Atty

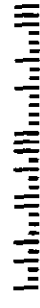
MICROFILMED



LAW OFFICES
LEVIN & GANN
A PROFESSIONAL ASSOCIATION
105 W. CHESAPEAKE AVENUE
SUITE 113
TOWSON, MARYLAND 21204

Kristine A. Howanski,
Chairwoman
County Board of Appeals of
Baltimore County
400 Washington Avenue
Towson, Maryland 21204

IMPROVED



REISTERSTON ROAD (STATE RT. 140) D.R. 35

BL

POB

CLASS B SCREEN SHALL BE PROVIDED FOR PARKING ADJACENT EX. 8' SAN.

PROP. CONC. WALK

EX. 8' SAN.

OR-1

5 41°15'41"E 5.66'

5 42°50'25"E 15.80'

5 41°15'41"E 5.66'

5 42°50'25"E 15.80'

5 41°15'41"E 5.66'

5 42°50'25"E 15.80'

5 41°15'41"E 5.66'

5 42°50'25"E 15.80'

5 41°15'41"E 5.66'

5 42°50'25"E 15.80'

OR-1

5 41°15'41"E 5.66'

5 42°50'25"E 15.80'

5 41°15'41"E 5.66'

5 42°50'25"E 15.80'

5 41°15'41"E 5.66'

5 42°50'25"E 15.80'

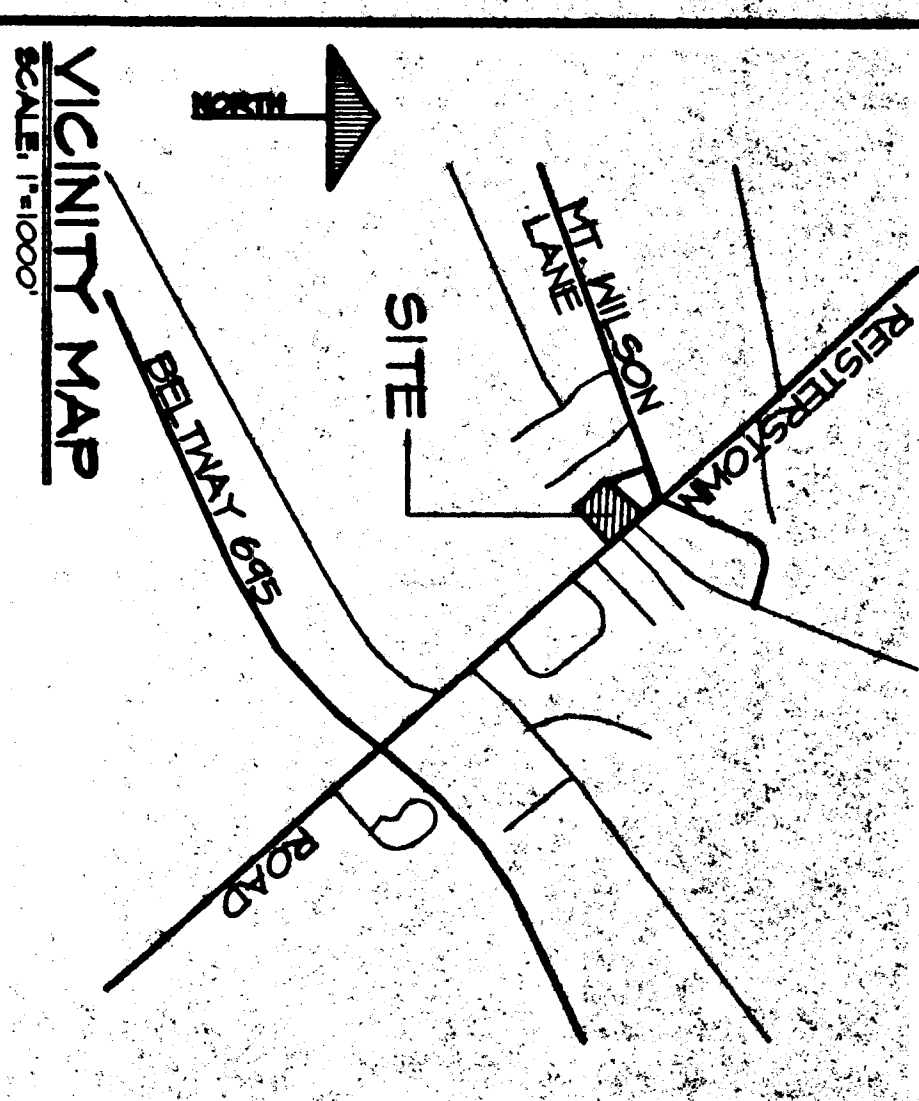
5 41°15'41"E 5.66'

5 42°50'25"E 15.80'

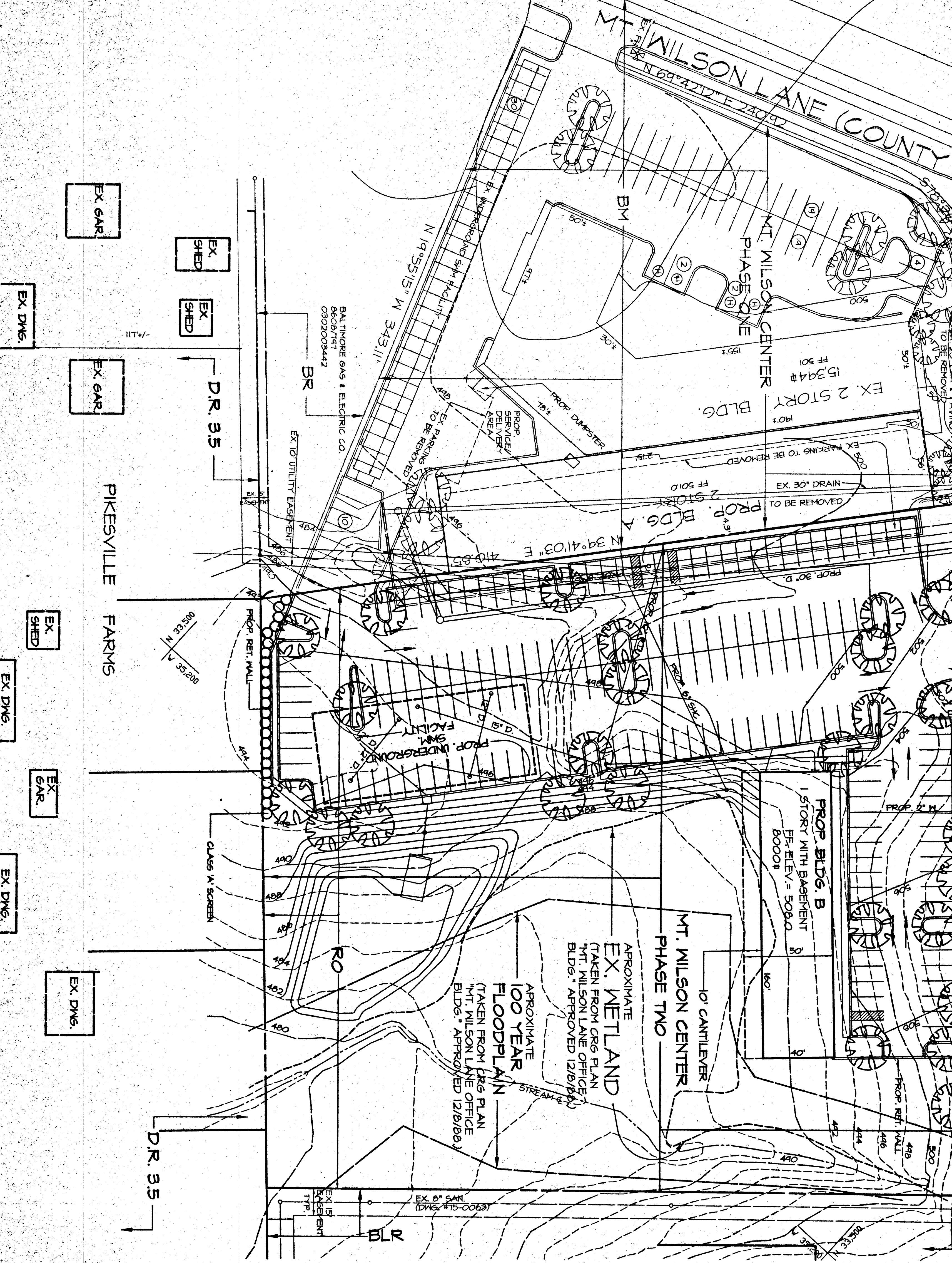
5 41°15'41"E 5.66'

5 42°50'25"E 15.80'

5 41°15'41"E 5.66'

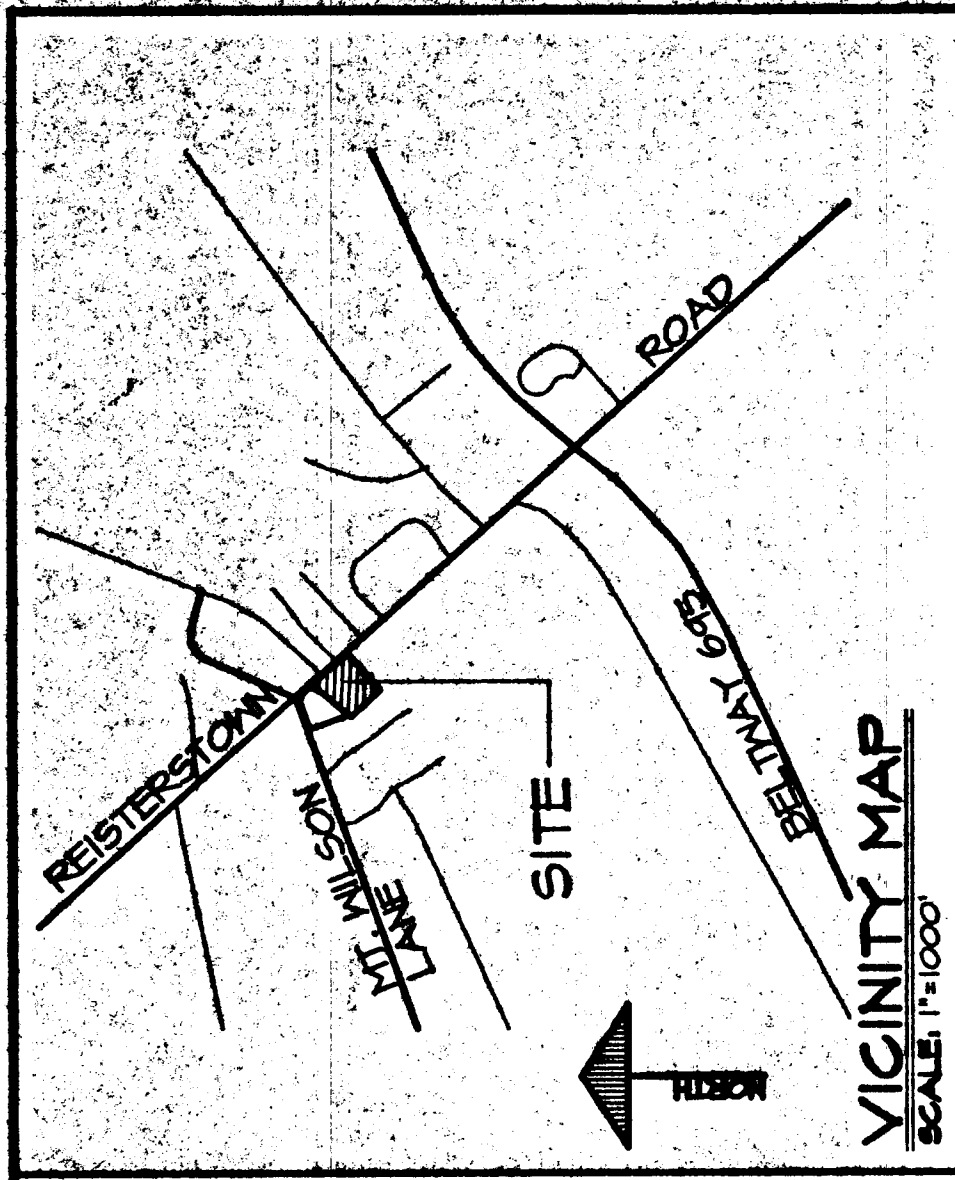


NOTE:
FINAL LANDSCAPE PLAN SHALL COMPLY WITH THE BALTIMORE COUNTY LANDSCAPE MANUAL PLANNING SHALL EXCEED CODE REQUIREMENTS.



OWNER:
MT. WILSON PARTNERSHIP
A TRUSTED GENERAL PARTNERSHIP
5403 REISTERSTOWN RD.
OWINGS MILLS, MD 21117
410-363-3464
DPO #12014457
AOC #12014457

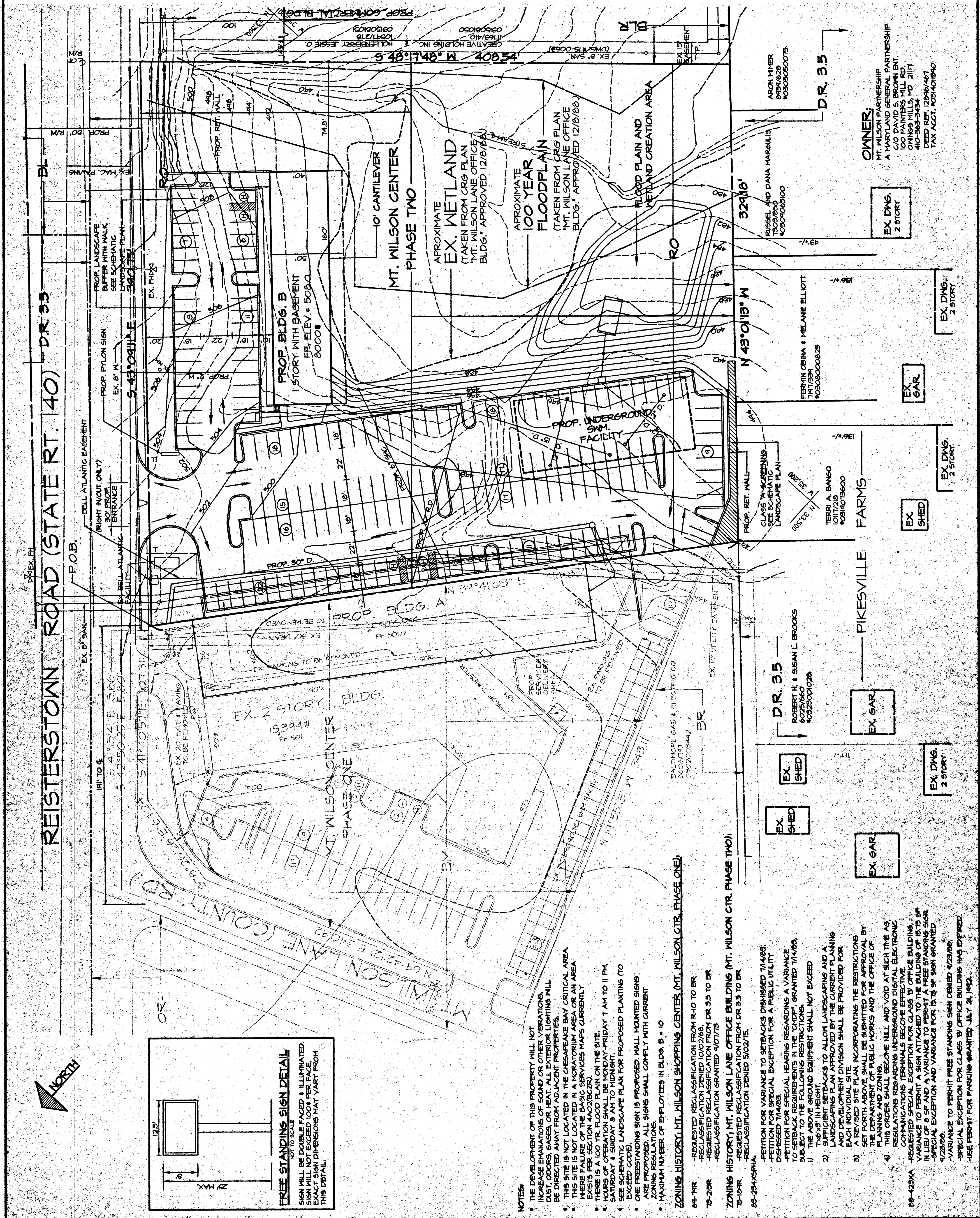
SCHEMATIC LANDSCAPE PLAN TO ACCOMPANY DOCUMENTED PLAN	
MT. WILSON CENTER PHASE TWO 1026 REISTERSTOWN ROAD	
ELECTION DISTRICT 3 BALTIMORE COUNTY, MD	CONCILIARY 2
REVISIONS:	
DATE: 7/2/98	SCALE: 1"=30'
JOB NO.: 84-00	DESIGNED: TH
DRAWN: SLV	CHECKED:
DRAWING NUMBER: ZON-2	
SHEET 2 OF 2	



SITE DATA:	
AREA OF PROPERTY TO BE RECLASSIFIED:	3.36 AC.
MT. WILSON CTR. PHASE TWO	
ZONING MAP # (N/A 4-7)	BM
MT. WILSON CTR. PHASE ONE	BL
MT. WILSON CTR. PHASE TWO	BL
EXISTING USE PHASE TWO	VACANT
PROPOSED USE PHASE TWO	RETAIL
PARKING CALCULATION:	
EXISTING BLDG. - MT. WILSON CTR. PHASE ONE:	= 64 SPACES
12,765 SF. RETAIL	= 54
17,810 SF. OFFICE	= 129
TOTAL:	= 183
PROPOSED BUILDING "A" MT. WILSON CTR. PHASE ONE:	
18,100 SF. RETAIL	= 144.5
18,100 SF. OFFICE	= 129
24,100 SF. OFFICE	= 196.5
TOTAL:	= 470
PROPOSED BUILDING "B" MT. WILSON CTR. PHASE TWO:	
9,000 SF. RETAIL	= 72
TOTAL REQUIRED PARKING:	= 266.5
OFFICE:	
TRANSIT ADJUSTMENT (5% REDUCTION OF OFFICE)	= 13.3
TOTAL REQUIRED:	= 253.2
TOTAL PARKING PROVIDED:	= 266.5
F.A.R.:	
EXISTING FLOOR AREA RATIO = 3.2	
PROPOSED FLOOR AREA RATIO = 0.08	
CRG APPROVAL DATE FOR MT. WILSON LANE OFFICE BLDG.:	12/8/88 (EXPIRED)
PERMIT HISTORY, MT. WILSON CTR.:	
GRADING PERMIT: B-47851	
TYPES OF USES:	
BUILDING A RETAIL & OFFICE	
BUILDING B RETAIL	

R-97-465
Rev 7/31/98
MICROFILMED

DOCUMENTED PLAN TO ACCOMPANY RECLASSIFICATION PETITION FROM RO TO BL ZONE	MT. WILSON CENTER PHASE TWO 1056 REISTERSTOWN ROAD BALTIMORE COUNTY, MD ELECTION DISTRICT 3 COUNCILMANIC 2	SCALE: 1"=30' DATE: 7/21/98 JOB NO.: 94-00 DESIGNED: T.J.H. DRAWN: SLY CHECKED: DRAWING NUMBER: ZON-1 SHEET 1 OF 2 E:\DWG\B4.DWG
THOMAS J. HOFF, INC. Land Development Consultants Architects 408 W. PENNSYLVANIA AVE. TOWSON, MD 21204 410-258-3568 FAX: 410-258-5328		



NOTES:

- 1. THE DEVELOPMENT OF THIS PROPERTY WILL NOT INCREASE EMISSIONS OF SOUND OR OTHER VIBRATIONS, DUST, ODORS, GASES, OR HEAT. ALL EXTERIOR LIGHTING SHALL BE DIRECTED AWAY FROM ADJACENT PROPERTIES.
- 2. THIS SITE IS NOT LOCATED IN A HAZARDOUS BAY CRITICAL AREA WHERE FAILURE OF THE BASIC SERVICES MAPS CURRENTLY EXISTS FOR THE PROPOSED FLOODPLAIN ON THE SITE.
- 3. HOURS OF OPERATION SHALL BE MONDAY-FRIDAY 7 AM TO 11 PM, SATURDAY & SUNDAY 8 AM TO MIDNIGHT.
- 4. SEE SCHEMATIC LANDSCAPE PLAN FOR PROPOSED PLANTING (TO EXCEED CODE).
- 5. ONE FREESTANDING SIGN IS PROPOSED. WALL MOUNTED SIGNS ARE PROPOSED. ALL SIGNS SHALL COMPLY WITH CURRENT ZONING REGULATIONS.
- 6. MAXIMUM NUMBER OF EMPLOYEES IN BLDG. B = 10

ZONING HISTORY, MT. WILSON SHOPPING CENTER (MT. WILSON CTR. PHASE ONE):

- 64-14R - REQUESTED RECLASSIFICATION FROM R-10 TO BR
- 75-21BR - REQUESTED RECLASSIFICATION FROM BR 9.5 TO BR
- 75-21BR - REQUESTED RECLASSIFICATION GRANTED 4/7/75

ZONING HISTORY, MT. WILSON LANE OFFICE BUILDING (MT. WILSON CTR. PHASE TWO):

- 75-10BR - REQUESTED RECLASSIFICATION FROM DR 9.5 TO BR
- 89-23446PMA - REQUESTED RECLASSIFICATION DENIED 5/22/75

PETITION FOR VARIANCE TO SETBACKS DISMISSED 7/14/83.

- 1. PETITION FOR SPECIAL EXCEPTION FOR A PUBLIC UTILITY
- 2. PETITION FOR SPECIAL HEARING REGARDING A VARIANCE TO SETBACK REQUIREMENTS IN THE "CHDP" GRANTED 7/14/83. SUBJECT TO THE FOLLOWING RESTRICTIONS:
 - a) THE ABOVE GROUND EQUIPMENT SHALL NOT EXCEED 10'-0" IN HEIGHT.
 - b) THE ABOVE GROUND EQUIPMENT SHALL NOT EXCEED 10'-0" IN WIDTH.
 - c) THE ABOVE GROUND EQUIPMENT SHALL NOT EXCEED 10'-0" IN DEPTH.
 - d) THE ABOVE GROUND EQUIPMENT SHALL NOT EXCEED 10'-0" IN AREA.
 - e) THE ABOVE GROUND EQUIPMENT SHALL NOT EXCEED 10'-0" IN VOLUME.
 - f) THE ABOVE GROUND EQUIPMENT SHALL NOT EXCEED 10'-0" IN WEIGHT.
 - g) THE ABOVE GROUND EQUIPMENT SHALL NOT EXCEED 10'-0" IN LENGTH.
 - h) THE ABOVE GROUND EQUIPMENT SHALL NOT EXCEED 10'-0" IN DIAMETER.
 - i) THE ABOVE GROUND EQUIPMENT SHALL NOT EXCEED 10'-0" IN CIRCUMFERENCE.
 - j) THE ABOVE GROUND EQUIPMENT SHALL NOT EXCEED 10'-0" IN PERIMETER.
 - k) THE ABOVE GROUND EQUIPMENT SHALL NOT EXCEED 10'-0" IN SURFACE AREA.
 - l) THE ABOVE GROUND EQUIPMENT SHALL NOT EXCEED 10'-0" IN VOLUME.
 - m) THE ABOVE GROUND EQUIPMENT SHALL NOT EXCEED 10'-0" IN WEIGHT.
 - n) THE ABOVE GROUND EQUIPMENT SHALL NOT EXCEED 10'-0" IN LENGTH.
 - o) THE ABOVE GROUND EQUIPMENT SHALL NOT EXCEED 10'-0" IN DIAMETER.
 - p) THE ABOVE GROUND EQUIPMENT SHALL NOT EXCEED 10'-0" IN CIRCUMFERENCE.
 - q) THE ABOVE GROUND EQUIPMENT SHALL NOT EXCEED 10'-0" IN PERIMETER.
 - r) THE ABOVE GROUND EQUIPMENT SHALL NOT EXCEED 10'-0" IN SURFACE AREA.
 - s) THE ABOVE GROUND EQUIPMENT SHALL NOT EXCEED 10'-0" IN VOLUME.
 - t) THE ABOVE GROUND EQUIPMENT SHALL NOT EXCEED 10'-0" IN WEIGHT.
 - u) THE ABOVE GROUND EQUIPMENT SHALL NOT EXCEED 10'-0" IN LENGTH.
 - v) THE ABOVE GROUND EQUIPMENT SHALL NOT EXCEED 10'-0" IN DIAMETER.
 - w) THE ABOVE GROUND EQUIPMENT SHALL NOT EXCEED 10'-0" IN CIRCUMFERENCE.
 - x) THE ABOVE GROUND EQUIPMENT SHALL NOT EXCEED 10'-0" IN PERIMETER.
 - y) THE ABOVE GROUND EQUIPMENT SHALL NOT EXCEED 10'-0" IN SURFACE AREA.
 - z) THE ABOVE GROUND EQUIPMENT SHALL NOT EXCEED 10'-0" IN VOLUME.

89-423XA

- 1. REQUESTED SPECIAL EXCEPTION FOR CLASS "B" OFFICE BUILDING, VARIANCE TO PERMIT A SIGN ATTACHED TO THE BUILDING OF 15' 5" IN HEIGHT OF 8' 6" AND A VARIANCE TO PERMIT A FREE STANDING SIGN, SPECIAL EXCEPTION AND VARIANCE FOR 15' 5" SIGN GRANTED.
- 2. VARIANCE TO PERMIT FREE STANDING SIGN DENIED 4/23/89.
- 3. SPECIAL EXCEPTION FOR CLASS "B" OFFICE BUILDING HAS EXPIRED.
- 4. USE PERMIT FOR PARKING GRANTED JULY 24, 1992.

A2

SHEET 2 OF 2

THESE DRAWINGS ARE PROTECTED
UNDER THE COPYRIGHT ACT OF 1976
AND SHALL NOT BE REPRODUCED WITHOUT
THE WRITTEN PERMISSION OF THE
ARCHITECT.

DRAWN BY: JILL

SCALE: AS NOTED

DATE: 7/15/93

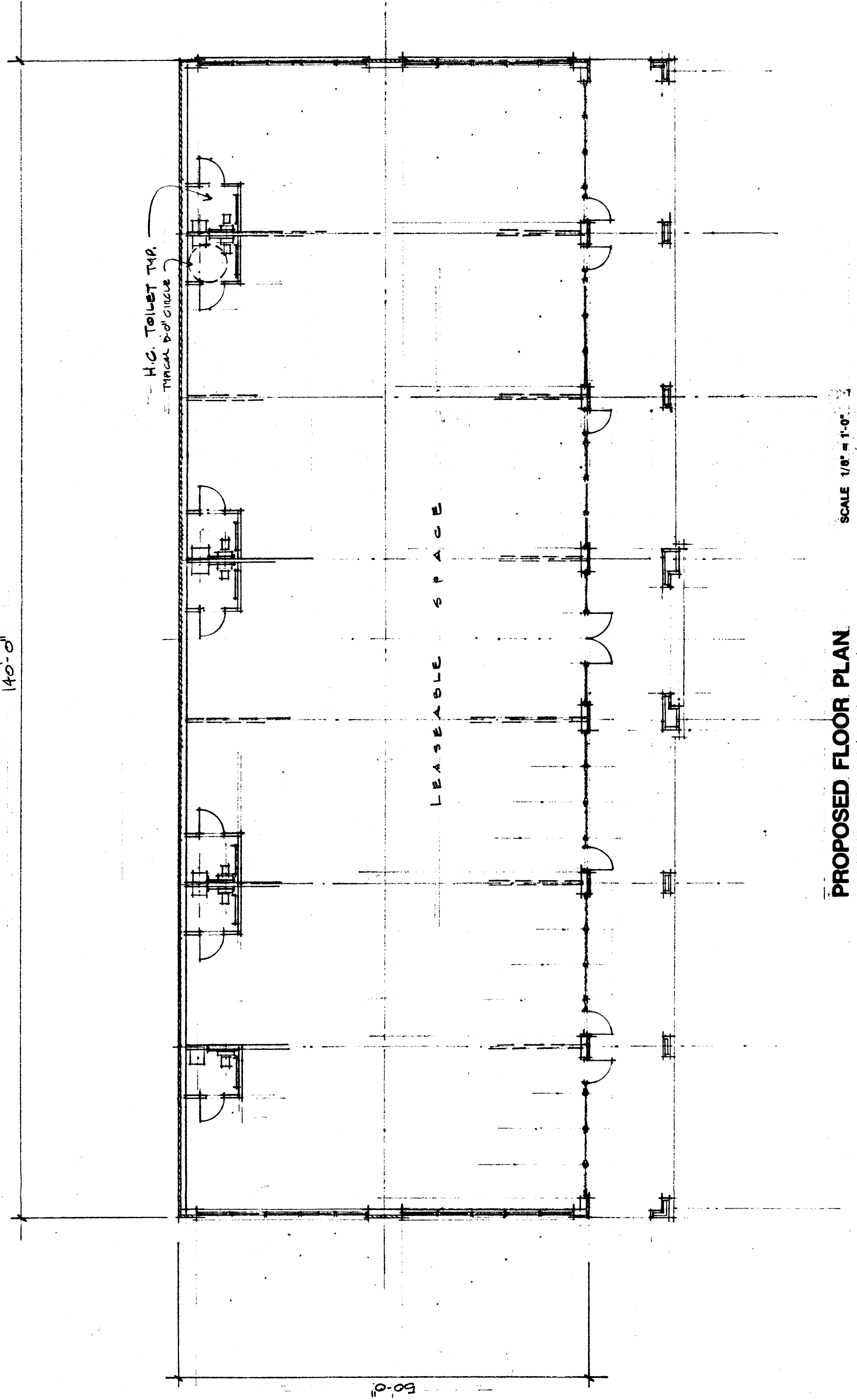
REVISED:	
#	DATE

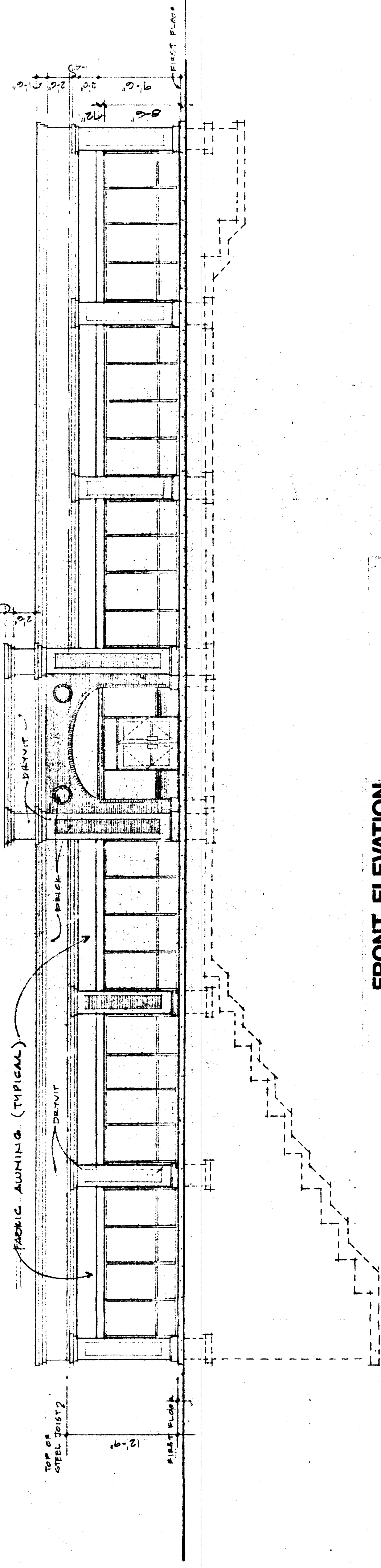
CONTENT:
Proposed
Floor Plan

MT. WILSON RETAIL BUILDING "B"
REISTERSTOWN ROAD & MT. WILSON LANE
BALTIMORE COUNTY, MARYLAND

DONALD B. RATCLIFFE & ASSOC.
ARCHITECTS AND PLANNERS
1040 Stevenson Road, Stevenson, Maryland 21153
410-484-7000 FAX: 410-484-3839

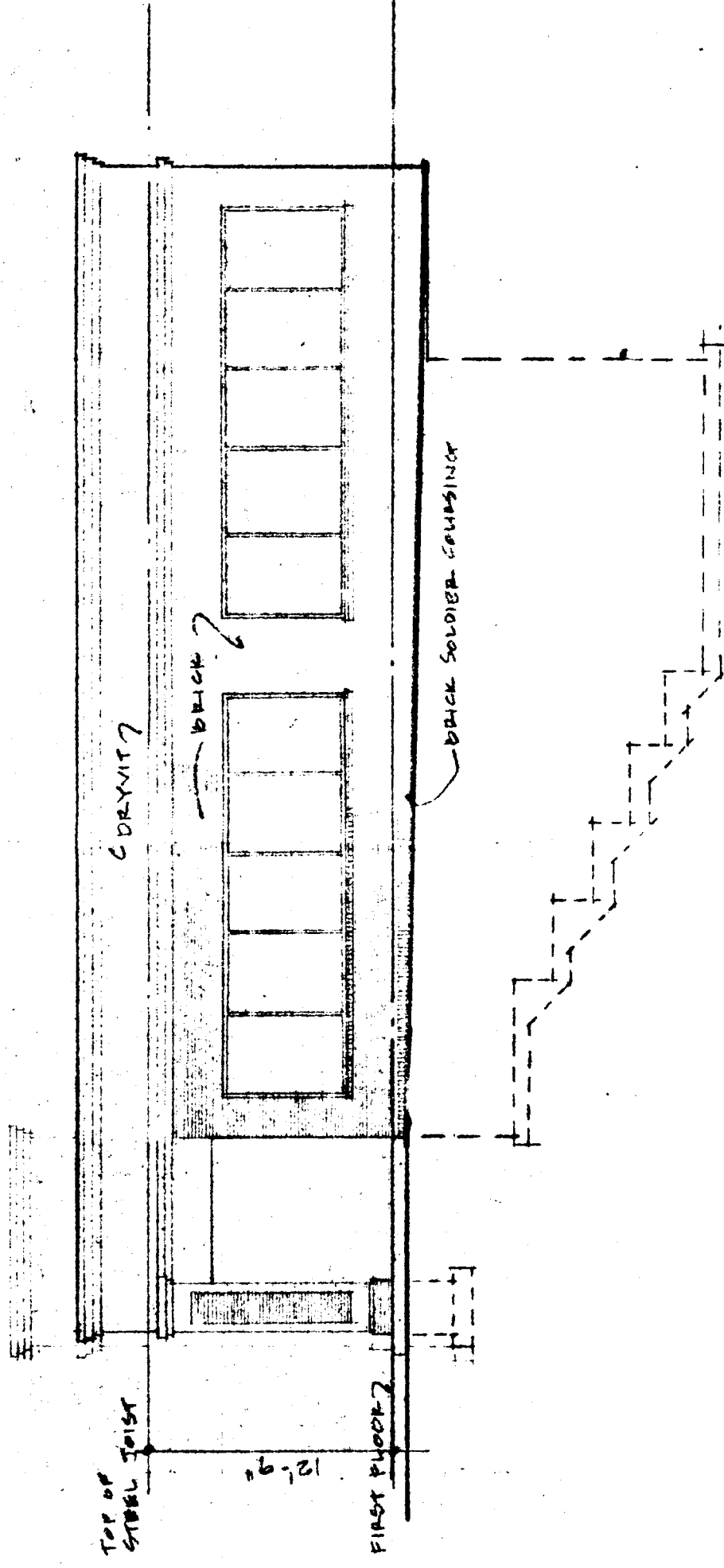
ARCHITECTURAL FLOOR PLAN TO ACCOMPANY RECLASSIFICATION PETITION





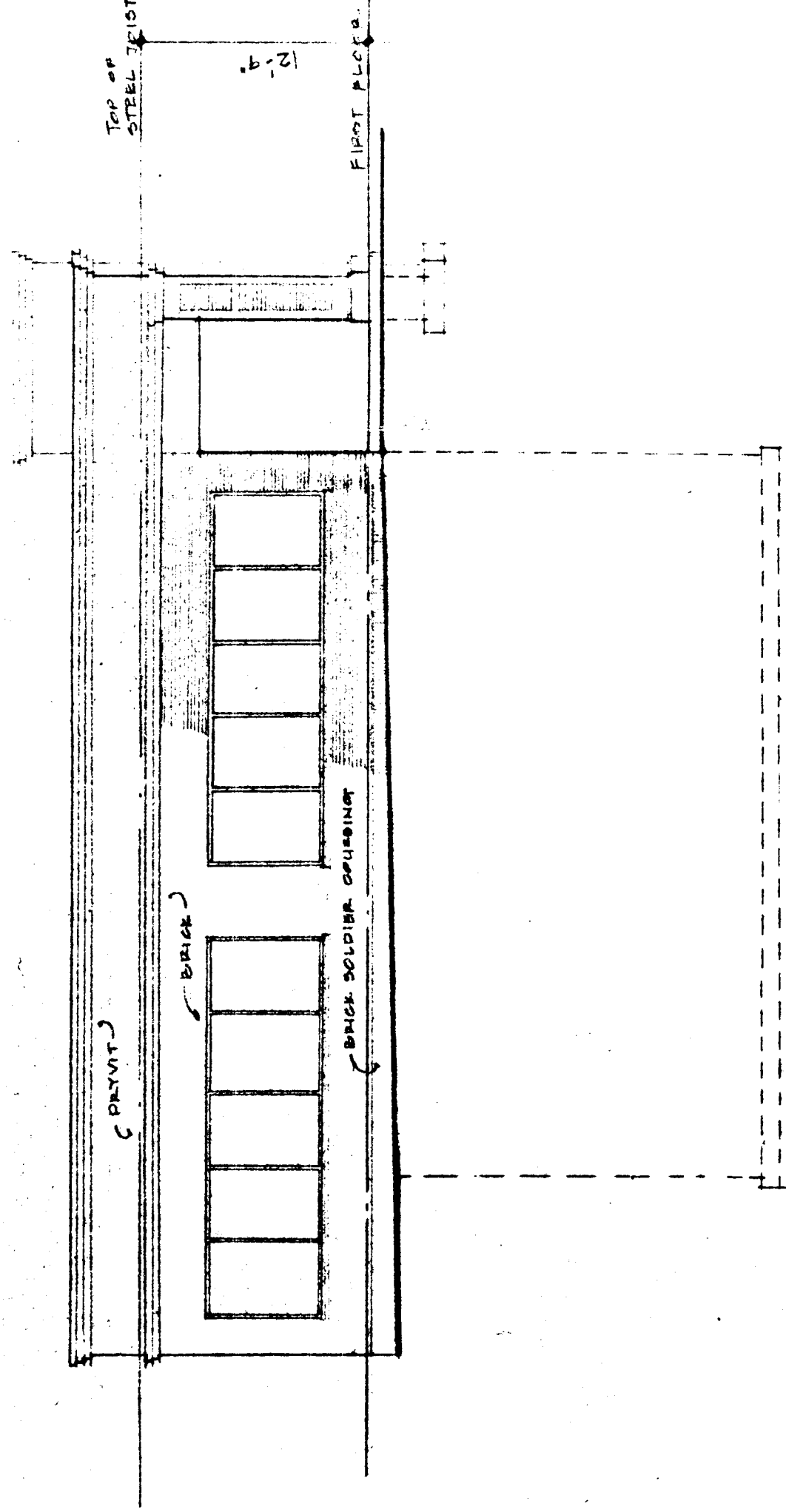
FRONT ELEVATION

SCALE: 1/8" = 1'-0"



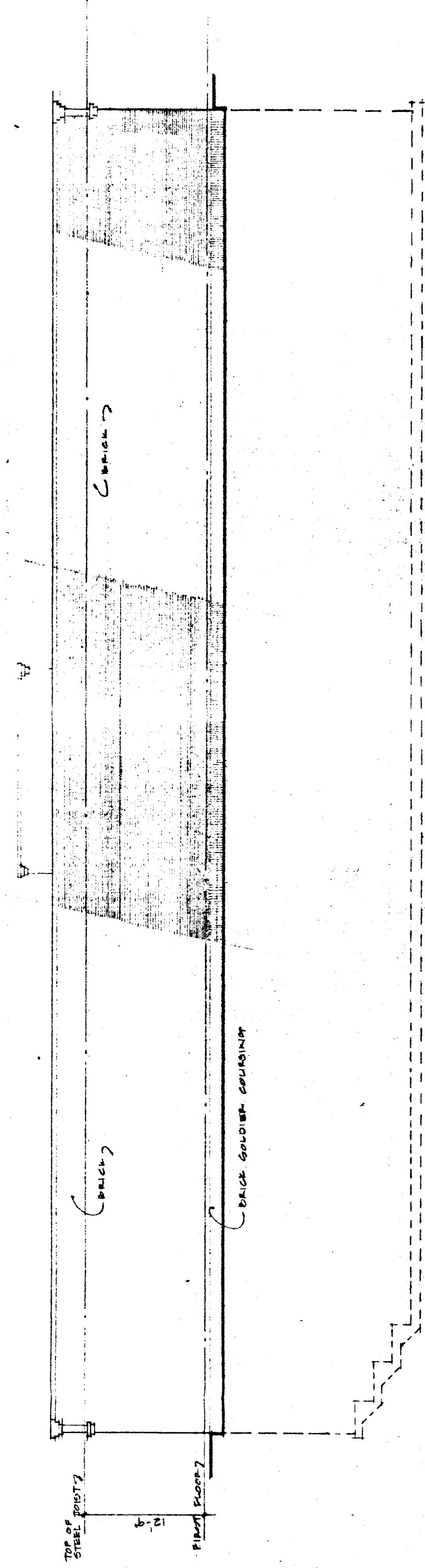
RIGHT SIDE ELEVATION

SCALE: 1/8" = 1'-0"



LEFT SIDE ELEVATION

SCALE: 1/8" = 1'-0"



REAR ELEVATION

SCALE: 1/8" = 1'-0"

ARCHITECTURAL ELEVATIONS TO ACCOMPANY RECLASSIFICATION PETITION.

MT. WILSON RETAIL BUILDING "B"
REISTERSTOWN ROAD & MT. WILSON LANE
BALTIMORE COUNTY, MARYLAND

DONALD B. RATCLIFFE & ASSOC.
ARCHITECTS AND PLANNERS
1000 Stevenson Road, Stevenson, Maryland 21153
410-484-7000
FAX: 410-484-3819

CONTENT:	
BUILDING ELEVATIONS	
REVISED:	
#	DATE
1	7/11/98
2	7/11/98
3	7/11/98
4	7/11/98
5	7/11/98
6	7/11/98
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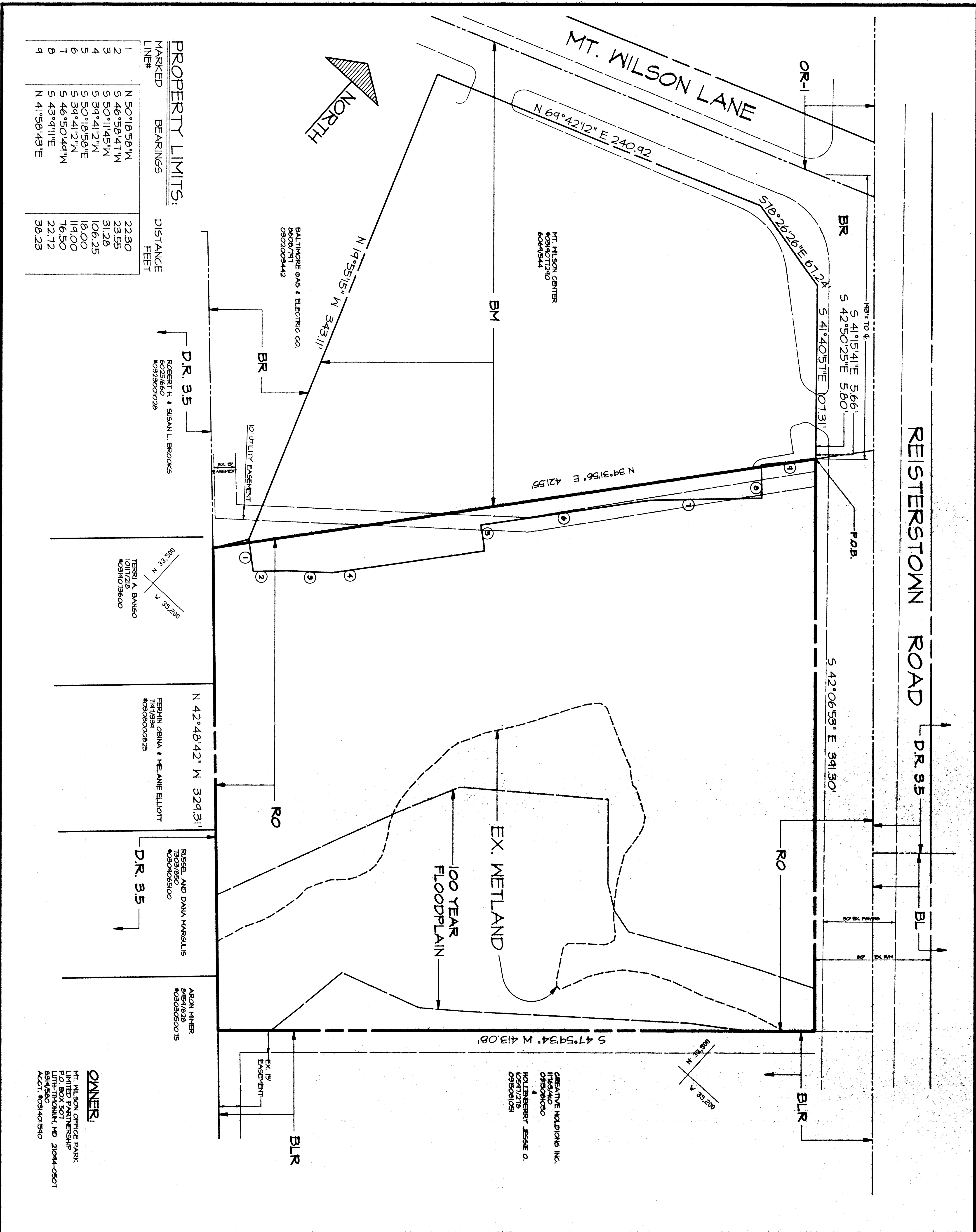
DATE: 7/15/98
SCALE: AS SHOWN

DRAWN BY: SHANNON

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ARCHITECT

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SHEET 1 OF 1



PLAN TO ACCOMPANY UNDOCUMENTED RECLASSIFICATION PETITION
1856 REISTERSTOWN ROAD

**MT. WILSON OFFICE PARK
LIMITED PARTNERSHIP
AND
MT. WILSON PARTNERSHIP
CONCILIATION 3**

THOMAS J. HOFF, INC.

1717 York Rd., Suite 1B
410-428-9225
FAX: 828-9229

2.97.465

MICROFILMED

SITE DATA:
AREA OF PROPERTY TO BE RECLASSIFIED: 5.43 AC.
(FROM RD TO BL OR BLR)

VICINITY MAP
SCALE: 1"=100'

REISTERSTOWN ROAD
MT. WILSON LANE
SITE

JCM